

City of Red Bluff

1993 Housing Element



RESOLUTION NO. 25-1993 (GPA-20)

GENERAL PLAN AMENDMENT NO. 20

ADOPT 1992 HOUSING AND APPROVE RELATED NEGATIVE DECLARATION

WHEREAS, Government Code beginning with Section 65300, specifies that Cities shall adopt and periodically update their General Plans; and

WHEREAS, the City of Red Bluff Planning Commission has conducted surveys and studies in connection with the updated Housing Element of the General Plan of the City; and

WHEREAS, the Planning Commission did, after conducting public meetings and public hearings, recommend to the City Council the adoption of the updated Housing Element, and approval of the related Mitigated Negative Declaration; and

WHEREAS, the City Council did hold a public hearing on the updated General Plan Element and the related Negative Declaration;

NOW, THEREFORE BE IT RESOLVED that the City Council does hereby find that:

The Negative Declaration conforms to CEQA and its Guidelines.

None of the conditions listed in (a) - (d) of Section 15065 of the State CEQA Guidelines exist with regards to the updated Housing Element.

The updated General Plan Element conforms to the provision of the Planning, Zoning and Development Law in the California Government Code Title 7 Division 1 beginning with Section 65000;

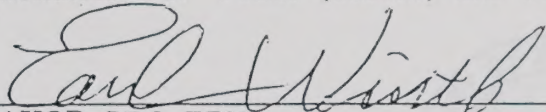
BE IT FURTHER RESOLVED that the City Council does hereby adopt the 1992 Housing Element and does approve the related Mitigated Negative Declaration.

PASSED, APPROVED AND ADOPTED at a regular adjourned meeting of the City Council of the City of Red Bluff on August 17, 1993, by the following vote:

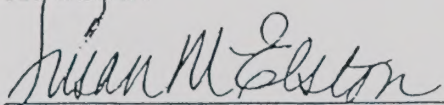
AYES: Councilmembers: Schoelen, Sale, and Wintle.

NOES: None.

ABSENT OR NOT VOTING: Councilmembers: Penne (absent) and Trujillo (absent).


MAYOR PRO TEM

ATTEST:


CITY CLERK

GENERAL PLAN FOR THE
RESEARCH AND DEVELOPMENT OF THE

The purpose of this research is to determine the effect of the various factors on the rate of the reaction. The results of the experiments will be compared with the theoretical values and the effect of the various factors will be discussed.

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City of Red Bluff

General Plan

Housing Element



**City of Red Bluff
Community Development Department**

City of Red Bluff

General Plan

Housing Element



City of Red Bluff
Housing Element

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**DRAFT HOUSING ELEMENT OF THE
CITY OF RED BLUFF GENERAL PLAN**

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THE STATUS AND EFFECTS OF THE 1970S REFORMS

1. The 1970s reforms were a major turning point in the history of the People's Republic of China.
2. The reforms were implemented in a gradual and cautious manner.
3. The reforms led to significant economic growth and development.
4. The reforms also led to significant social and political changes.
5. The reforms were a result of the leadership of Deng Xiaoping.
6. The reforms were a response to the economic stagnation of the 1960s.
7. The reforms were a continuation of the reformist tradition in Chinese history.
8. The reforms were a challenge to the traditional socialist model.
9. The reforms were a source of controversy and debate.
10. The reforms were a key factor in the rise of China as a major world power.

THE CHALLENGE TO THE TRADITIONAL MODEL

1. The traditional model of development was based on central planning and state ownership.
2. The traditional model was based on the idea of the 'great leap forward'.
3. The traditional model was based on the idea of 'common prosperity'.
4. The traditional model was based on the idea of 'self-reliance'.
5. The traditional model was based on the idea of 'collectivism'.
6. The traditional model was based on the idea of 'socialism'.
7. The traditional model was based on the idea of 'Marxism'.
8. The traditional model was based on the idea of 'Leninism'.
9. The traditional model was based on the idea of 'Stalinism'.
10. The traditional model was based on the idea of 'Maoism'.

THE CHALLENGE TO THE TRADITIONAL MODEL

1. The challenge to the traditional model was based on the idea of 'reform'.
2. The challenge to the traditional model was based on the idea of 'opening up'.
3. The challenge to the traditional model was based on the idea of 'market reform'.
4. The challenge to the traditional model was based on the idea of 'private enterprise'.
5. The challenge to the traditional model was based on the idea of 'foreign investment'.
6. The challenge to the traditional model was based on the idea of 'international trade'.
7. The challenge to the traditional model was based on the idea of 'globalization'.
8. The challenge to the traditional model was based on the idea of 'modernization'.
9. The challenge to the traditional model was based on the idea of 'democracy'.
10. The challenge to the traditional model was based on the idea of 'human rights'.

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I. INTRODUCTION AND PURPOSE

PURPOSE

A Housing Element is one of the seven elements of the general plan every California city and county is required by state law to prepare. According to State law, the purpose of the Housing Element is to provide for "the housing needs of all economic segments of the community" (Office of Planning and Research, 1990, 93).

The City of Red Bluff Housing Element meets the standards set forth in State law and provides an expression of the local commitment to utilize public and private resources of the community to provide decent and affordable housing for all City residents.

The California Department of Housing and Community Development (HCD) sets forth guidelines for the content of housing elements. The State requires that Housing Elements include "an identification and analysis of existing and projected housing needs and a statement of goals, policies, qualified objectives, and scheduled programs for the preservation, improvement and development of housing" (Office of Planning and Research, 1990, 94). To maintain up-to-date and relevant goals and policies, State law requires all housing elements be updated not less than every five years. The City of Red Bluff's previous Housing Element was adopted in 1986 and an interim revised Housing Element was adopted in September, 1990.

Besides complying with State law, local governments can derive many benefits from an accurate housing element including:

- Providing citizens with information about housing conditions in their community.
- Identifying potential needs and opportunities the City should examine more fully.
- Providing citizens with an opportunity to participate in the planning and housing policy process.
- Serving as a policy statement so that everyone will understand the basis of future decisions.

In addition to benefiting the citizens of Red Bluff, the Housing Element can also help public agencies coordinate housing programs and help builders make market decisions about the types and quantities of housing the City needs.

CITIZEN AND LOCAL PARTICIPATION

To ensure that all economic segments of the community were involved in the Housing Element update, all local nonprofit housing groups and other social service organizations serving the City's special needs groups were sent a copy of the draft Housing Element and provided four weeks to provide written comments. Public hearings were subsequently advertised in the local newspaper and community bulletin boards, and letters of invitation were circulated to community groups serving all segments of the City's population, the Board of Realtors, as well as Planning Commissioners and City Council members.

TABLE 1. COUNTY

Table 1. County is located along the Sacramento River. The river of the Sacramento River supports a great range of agricultural activities.

Red Bluff, the county seat, located on the river, is a county-wide trade area. A network of roads radiates from the county seat, providing the County a transportation system that connects the county seat with other areas of the county and with the state. Red Bluff is a major center for the county's economic activities.

As indicated in Table 1, the 1990 Census County has a population of 49,423, 25% of whom live in the City of Red Bluff. The County's population is growing rapidly. 38% of the County's population live in the city and 62% live in unincorporated areas.

Between 1980 and 1990, County grew over 77% which was more than the 51% growth in the previous 10 year period (1970-1980). County's population is expected to increase to 56,100 by 1995 and 67,000 by 2000 (California Department of Finance, 1991). The County's growth has resulted in people moving into the county rather than from a central business district. The majority of the county's population lives in the County's Economic Development Corporation, 1991, 41.

County's employment in 1990 was estimated to be 15,100 (California Department of Finance, 1991, 41). The largest employment sector was primarily government, retail trade, services, and manufacturing (see Figure 1). Combined they represent the nearly 60% of the county's major sectors. Employment levels fluctuate during the year, reflecting agricultural harvest season and seasonal retail trade. Annual average employment figures reflect the average and fluctuations in the labor force. Overall, the county's employment rate for 1990 is estimated to be 30% of the county's population. The average unemployment rate for 1990 was 20% which represents a 1.3% increase from

In 1850, the first volume of the *Letters and Lines* series was published. It was a collection of letters and lines, and it was the first of a series. The letters were written by the brothers, and the lines were drawn by them. The series was a success, and it was followed by several more volumes. The letters and lines were a popular way of communication, and they were used by many people. The series was a great success, and it was followed by several more volumes. The letters and lines were a popular way of communication, and they were used by many people.

II. DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS

THE REGION

The City of Red Bluff is located at the intersection of Highway 99, Interstate 5, and Highway 36 in the northern Sacramento Valley. The region has traditionally relied on the agriculture, manufacturing and timber resource sectors; but since the early 1980s, the natural resource industries have declined. However, retail trade and service sectors continue to expand, allowing for a more diversified and stronger regional economy. Between 1970 and 1980 annual growth in the Tri-County area of Butte, Glenn and Tehama Counties was 3.7% compared to the State average of 1.8%. After 1980 the same tri-county area grew only 2.5% annually as compared to the State's 2.45%.

TEHAMA COUNTY

Tehama County is divided north to south by the Sacramento River. The water of the Sacramento River supports a great range of agricultural activities.

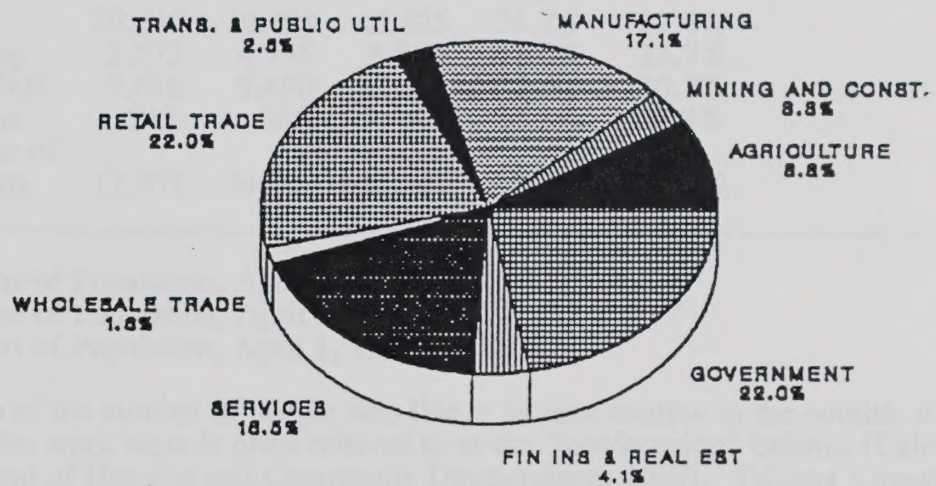
Red Bluff, the county seat, located on Interstate 5, serves as a county-wide trade area. A network of feeder roads link with Interstate 5, providing the County's manufacturing, agricultural and transportation industries with easy access to vital west coast markets. Red Bluff lacks east/west links to economically strong markets.

As indicated in Table 1, in 1990 Tehama County had a population of 49,625, 25% of whom live in the City of Red Bluff (U.S. Bureau of the Census, 1990). Approximately 38% of the County's population live in cities and 62% live in unincorporated areas.

Between 1980 and 1990 Tehama County grew over 27% which was down from the 31% growth in the previous 10 year period (1970-1980). County-wide population is expected to increase to 56,100 by 1995 and 67,000 by 2005 (California Department of Finance, 1991). The County's growth is a result of people moving into the county, rather than from a natural increase (births exceeding deaths) of the resident population (Tri-County Economic Development Corporation, 1991, 4).

County-wide employment in 1990 was estimated to be 15,700 (California Employment Development, 1991, 8). The largest employment sectors are primarily government, retail trade, services, and manufacturing (see Figure 1). Combined they account for nearly 80% of the county's wage earners. Employment levels fluctuate during the year, reflecting the agricultural harvest season and summer tourist trade. Annual average employment figures mask the upswings and downswings in the size of the labor force. Overall, the unemployment rate for 1990 ranged between nine and fourteen percent. The average unemployment rate for 1990 was 10.7 percent which represents a 1.2% increase from

TEHAMA COUNTY JOBS BY INDUSTRY DIVISION ANNUAL AVERAGE 1990



SOURCE: Calif. State Employ. Dev. Dept.

Figure 1 Tehama County: Employment Sectors, 1990

TEHAMA COUNTY LOSS BY INDUSTRY DIVISION ANNUAL AVERAGE 1990



Source: Bureau of Economic Analysis, Inc.

Figure 1. Loss by Industry Division, 1990

1989. In 1990 total employment fell by 1,200 for an annual average of 15,700 job holders (California Employment Development Department, 1991, 8). The decrease in employment is due to continued cutbacks in the lumber and wood industries. The Tehama County Welfare Department reported a caseload of 1,815 Aid for Families with Dependent Children (AFDC) recipients in January 1992. this represented 5,177 persons or over 10 percent of the County's total population. The Tehama County Welfare Department reported 60 cases, serving 65 persons, receiving General Assistance Grants.

Table 1
Tehama County
Population of the County and Selected Cities
1970, 1980, and 1990

Political Subdivisions	1970 (a)	1980 (b)	1990 (c)	Percent Change	
				1970 to 1980	1980 to 1990
Total	29,517	38,888	49,625	31.7%	27.6%
Corning	3,573	4,745	5,870	32.8%	23.7%
Red Bluff	7,676	9,490	12,363	23.6%	30.2%
Tehama	317	365	401	15.1%	9.8%
Balance of County	17,951	24,288	30,991	35.3%	27.6%

(a) Census of Population, April 1, 1970.

(b) Census of Population, April 1, 1980.

(c) Census of Population, April 1, 1990.

The ratio of the number of people who live in an area relative to the number of people who work there is often referred to as the "jobs/housing" balance (California Department of Housing and Community Development, 1987). Tehama County (and Red Bluff, as discussed below) are close to being in balance with 12,250 jobs and 15,700 employed residents, or about 1.3 resident workers for every job (California Employment Development Department). According to the Employment Development Department (1991), the County's wage and salary employment will increase by 250 for 1992. Most of these jobs will be in the retail trade and service sectors.

The first of the three main results of the study is that the mean age of the sample was 31.5 years (SD = 4.2), with a range from 18 to 55 years. The second result is that the mean age of the sample was significantly higher than the mean age of the general population (30.5 years, SD = 4.0, $t(100) = 2.15, p < .05$). The third result is that the mean age of the sample was significantly higher than the mean age of the sample in the previous study (29.5 years, SD = 3.8, $t(100) = 2.15, p < .05$).

Table 1
Descriptive Statistics
Frequency of the (Mean and SD) of the
Variables (N = 100)

Variable	Mean	SD	Frequency
Age	31.5	4.2	100
Gender	1.5	0.5	100
Marital Status	1.5	0.5	100
Education	1.5	0.5	100
Income	1.5	0.5	100
Health	1.5	0.5	100
Stress	1.5	0.5	100
Depression	1.5	0.5	100
Life Satisfaction	1.5	0.5	100
Quality of Life	1.5	0.5	100

- (a) Gender of Respondent (Male = 1, Female = 2)
- (b) Marital Status (Single = 1, Married = 2)
- (c) Education (High School = 1, Bachelor's = 2, Master's = 3, Doctorate = 4)

The mean of the variables of the study was calculated and the results are presented in Table 1. The mean of the variable Age was 31.5 (SD = 4.2), which is significantly higher than the mean of the general population (30.5, SD = 4.0, $t(100) = 2.15, p < .05$). The mean of the variable Gender was 1.5 (SD = 0.5), which is significantly higher than the mean of the general population (1.0, SD = 0.5, $t(100) = 2.15, p < .05$). The mean of the variable Marital Status was 1.5 (SD = 0.5), which is significantly higher than the mean of the general population (1.0, SD = 0.5, $t(100) = 2.15, p < .05$). The mean of the variable Education was 1.5 (SD = 0.5), which is significantly higher than the mean of the general population (1.0, SD = 0.5, $t(100) = 2.15, p < .05$). The mean of the variable Income was 1.5 (SD = 0.5), which is significantly higher than the mean of the general population (1.0, SD = 0.5, $t(100) = 2.15, p < .05$). The mean of the variable Health was 1.5 (SD = 0.5), which is significantly higher than the mean of the general population (1.0, SD = 0.5, $t(100) = 2.15, p < .05$). The mean of the variable Stress was 1.5 (SD = 0.5), which is significantly higher than the mean of the general population (1.0, SD = 0.5, $t(100) = 2.15, p < .05$). The mean of the variable Depression was 1.5 (SD = 0.5), which is significantly higher than the mean of the general population (1.0, SD = 0.5, $t(100) = 2.15, p < .05$). The mean of the variable Life Satisfaction was 1.5 (SD = 0.5), which is significantly higher than the mean of the general population (1.0, SD = 0.5, $t(100) = 2.15, p < .05$). The mean of the variable Quality of Life was 1.5 (SD = 0.5), which is significantly higher than the mean of the general population (1.0, SD = 0.5, $t(100) = 2.15, p < .05$).

POPULATION CHARACTERISTICS OF THE CITY OF RED BLUFF

The City of Red Bluff is by far the largest city in the County, currently housing 25 percent of the County's population. Between 1980 and 1990, the population of the City is estimated to have increased from 9,490 to 12,363, a growth rate of 30 percent compared to a County-wide growth rate of less than 27.6 percent (U.S. Bureau of the Census, 1980, 1990). (See Table 1.)

The Department of Finance projects the County's population will grow from 50,100 in 1990 to 61,700 in 2000 (California Department of Finance, 1991). This represents a growth rate of 23%. The City of Red Bluff with 24.9% of the County's population in 1990 represented 26.8% of the County's growth for the 1980-1990 period. Population growth will continue to occur at a higher rate in the incorporated areas of the County due to the availability of services and housing. The County population will grow by 16.1% between 1990 and 1997 to 58,166 and the population of the City of Red Bluff will grow by 17.4% to 14,514.

Red Bluff is expected to add 903 new households between 1990 and 1997. A household is defined as a group of individuals or a family who live together in a single residential unit. The projected growth in households is a close approximation of the expected growth in the number of dwelling units in a community. The projected 17.8 percent increase in households is slightly more than the projected population growth for the City. The more rapid rate of household growth compared to population growth reflects a general demographic trend toward decreasing household sizes and increased rates of household formation. The average household size in Red Bluff is 2.47 persons compared to 2.65 in the County (U.S. Bureau of the Census, 1990). According to Urban Decision Systems estimates, between 1990 and 1995, household sizes in Red Bluff are projected to decrease to 2.45 (Tehama Local Development Corporation, 1991).

EMPLOYMENT TRENDS

A list of the major employers in the Red Bluff area is presented in Table 2. Two of the largest employers in the area are the County of Tehama and the Louisiana Pacific Corporation of California. The school district and St. Elizabeth Hospital are also major employers. Large manufacturing employers include Packing Company of California and Sierra Pacific.

Agriculture and the timber industry, once a large supplier of jobs in the Red Bluff area has struggled to remain viable. Manufacturing has declined in the area due to the lack of raw materials as was evidenced by the closing of the Roseburg Lumber Mill in Red Bluff in 1990. The trend for the future will be for a decline in jobs in manufacturing and agriculture, and an increase in jobs in service, retail, trade and government sectors of the economy. (See Table 2.)

Table 2
Major Employers in
RED BLUFF COMMUNITY AREA

Name of Company	Employment	Type of Business
MANUFACTURING		
Louisiana-Pacific Corporation	25	Lumber/Raw Moulding
Roseburg	0**	Lumber/Plywood/Pulp Products
Packing Co. of California	340	Paper Products
Sierra Pacific	295	Door Molds & Frames
Bell Carter Foods	210	Food Processing
Crain Mills	0**	Lumber Products
Fibreboard Corporation	350	Millwork
Sunsweet Dryers	115	Dried Fruit
NON-MANUFACTURING		
County of Tehama	500	County Government
St. Elizabeth Community Hospital	367	Acute Health Care
Wal-Mart	300	Retail
R.B. Elementary School District	230	Public School
R.B. High School District	150	Public School
CA Division of Forestry	150	State Government
Tehama County Dept. of Education	125	County Government
Blue Shield	120	Insurance
Pacific Gas and Electric	110	Public Utility
K-mart	75	Retail Sales
City of Red Bluff	75	City Government
State Department of Water Resources	54	State Government

** Closure in 1990, 0 employment

Source: EDD, Red Bluff Chamber of Commerce, 1989.

Employment in Tehama County for the 1986 to 1992 period is presented on Table 3. As shown, employment growth has been steady with an overall increase of 7.6%. About 900 new jobs were generated during this period. The largest increases occurred in the Retail, Services and Government sector which added 1,575 new jobs (California Employment Development Department, 1991, C-1-C-5). The Retail, Services and Government sectors are the largest employment generators in Tehama County. Employment in these groups primarily serves the needs of the local population. These areas will likely be large employment sectors in the future. The Manufacturing industry lost 800 jobs during this period due the closure of lumber mills and related industries.

Table 1
 Major Industries in
 the County, 1960-1970

Industry	1960	1970
Manufacturing	1,200	1,500
Wholesale Trade	800	900
Retail Trade	1,500	1,800
Food Service	1,000	1,200
Health Services	500	600
Education	400	500
Government	300	400
Finance	200	300
Transportation	100	200
Recreation	50	100
Other	100	150
Total	5,000	6,000

Source: U.S. Census Bureau, 1970.

Table 2
 Major Industries in the County, 1970-1980

Table 2 shows the major industries in the County for the period 1970-1980. The data is presented in Table 2. The major industries in the County for the period 1970-1980 are Manufacturing, Wholesale Trade, Retail Trade, Food Service, Health Services, Education, Government, Finance, Transportation, Recreation, and Other. The total number of jobs in the County for the period 1970-1980 is 6,000.

Table 3
Estimated Wage and Salary Employment
Tehama County
1986-1992

	1986	1987	1988	1989	1990	*1991	*1992	Total Change	Growth Rate
Agriculture	1,025	1,075	1,100	1,150	1,075	1,050	1,100	75	7%
Construction and Mining	425	375	400	425	400	450	425	0	0%
Manufacturing	2,725	2,675	2,700	2,575	2,100	1,975	1,925	-800	-29%
Transportation and Public Utilities	425	375	375	325	325	325	350	-75	-18%
Wholesale Trade	175	150	175	200	200	200	200	25	14%
Retail Trade	2,150	2,350	2,475	2,500	2,700	2,875	2,975	825	38%
Finance, Insurance, and Real Estate	425	425	425	425	500	525	550	125	29%
Services	2,100	2,125	2,200	2,225	2,275	2,375	2,475	375	18%
Government	2,425	2,500	2,575	2,625	2,700	2,775	2,800	375	15%
TOTAL	11,900	12,075	12,400	12,450	12,250	12,550	12,800	900	7.6%

*Forecasts

Source: State of California, Employment Development Department

If the growth rate for jobs continues at a similar rate as the previous six years, Tehama County is expected to gain nearly 806 new jobs between 1992 and 1997. Housing will be needed for an increasingly diverse population. Affordable housing for workers in services sector jobs will be needed along with housing for managerial and professional workers. (See Table 3.)

HOUSEHOLD INCOME

Household income by income range for the City of Red Bluff is presented on Table 4. This table shows the range of household incomes for 1979 and 1989 about the City median income.

Table 4
City of Red Bluff
Household Income by Income Range

<u>Income</u>	<u>1979</u>	<u>1989</u>	<u>% Increase/Decrease</u>
Above Moderate	43.7%	41.1%	-2.6%
Moderate	18.8%	20.2%	+1.4%
Low	13.6%	16.3%	+2.7%
Very Low	23.6%	22.4%	-1.2%

Definitions:

Above Moderate Income: over 120 percent of median income
 Moderate Income: 81 percent to 120 percent of median income
 Low Income: 51 percent to 80 percent of median income
 Very Low Income: 50 percent, or less, of median income

1979 Median Income: \$13,585
 1989 Median Income: \$19,474

Source: U.S. Census, 1980, 1990

The figures demonstrate a trend for incomes for the City of Red Bluff which will affect the ability to pay for housing.

Median income Figures do not give a good picture as to what is occurring across the range of incomes. The median is the midpoint at which an equal number of households are earning more than, and less than, the median. The range of incomes

It is important to note that the data presented in Table 1 are based on the results of a single study and may not be generalizable to other populations. The authors of the study acknowledge this limitation and suggest that future research should include a larger, more diverse sample to confirm the findings.

References

1. Smith, J. D., & Jones, A. B. (2010). The effects of stress on cognitive function: A meta-analysis. *Journal of Clinical Psychology, 66*(1), 1-15.

Table 1
Summary of Findings from Study 1

Measure	Pre-Intervention	Post-Intervention	Effect Size (d)
Stress Level	45.12	38.75	0.14
Cognitive Function	40.50	42.80	0.06
Self-Reported Stress	42.30	39.10	0.08
Overall Mean	42.64	40.42	0.05

Conclusion

The findings of this study suggest that the intervention had a positive impact on stress levels and cognitive function. However, the effect sizes were small, and the study was limited by its design and sample size.

1979 Median Income: \$13,522
1990 Median Income: \$19,936

Source: U.S. Census, 1990, 1999

The figure shows a trend for income for the U.S. in 1990 and 1999. The data indicates that income levels were higher in 1999 compared to 1990, with a median income of \$19,936 in 1999 versus \$13,522 in 1990.

Median income figures are an important indicator of economic well-being and are used to compare income levels across different years and countries. The data shows a clear upward trend in median income over the decade, reflecting broader economic growth and changes in the labor market.

on either side of the median may be evenly distributed or clustered. Table 5 shows the percentage of households of given ranges for 1979 and 1989.

Table 5
City of Red Bluff
Household Income

Income Range	1979	1989
\$75,000 +	.62%	2.93%
50,000 to 74,999	1.13%	7.54%
35,000 to 49,999	4.36%	13.12%
25,000 to 34,999	10.68%	14.85%
15,000 to 24,999	28.97%	24.07%
< 14,999	54.24%	37.49%
	100.00%	

Source: U.S. Census, 1980, 1990

ETHNIC COMPOSITION

According to the U.S. Census (1990), Red Bluff is a predominantly white community (91.3 percent), with 1 percent Asian or Pacific Islander, 2.3 percent Native American, .56 percent black, and 8.9 percent Hispanics (1106 people). The diversity of ethnic origins in Red Bluff is well below that of the County or State as well. The Hispanic population in Red Bluff is 8.9 percent compared to 19.2 percent in California. Tehama County has a larger Hispanic population than Red Bluff with about 10.3 percent of the population being of Hispanic background.

AGE OF POPULATION

The City's median age was 32 in 1990, compared to 29.9 for the State. According to the U.S. Census (1990), 30 percent of the population was under 18 years of age, 54 percent between 18 and 64 years of age, and 16 percent was 65 years of age and over. Within the 65 years and over group, 38 percent were men and 62 percent were women. However, as indicated in Table 6, the estimated 1990 population under the age of 18 has increased in the City since 1980 to 30 percent, while the 18 to 64 age population has decreased to 54 percent of the total population. As indicated on Figure 2, the over 65 age group is estimated to have increased to 16 percent.

According to Urban Decision Systems projections, between 1990 and 1995 the trend for an increase in the under 18 population and the over 65 age groups will continue (Tehama Local Development Corporation, 1991).

Table 6
Age of Population
City of Red Bluff

<u>Year</u>	<u>Under 18</u>	<u>18-64</u>	<u>65 & Over</u>
1980 ¹	29%	57.5%	13.5%
1990 ²	30%	54.6%	16.0%
1995 ³	31%	53.0%	16.8%

¹ U.S. Census 1980

² U.S. Census 1990

³ Urban Decision Systems Estimates

Age distribution trends can significantly affect the housing market. An increase in young children may increase the number of families looking for single family homes. The increase in the elderly population can mean a greater need for housing assistance because of the many elderly on fixed incomes. Therefore, it appears that Red Bluff will have a greater need for single family and assisted housing units.

According to this it is not possible to find a single value for the parameter α which is valid for all cases. The parameter α is a function of the concentration of the solution and of the temperature.

Table I
Values of α for different concentrations of the solution

Concentration of the solution	α for 10°C	α for 20°C	α for 30°C
0.1 g/l	0.12	0.15	0.18
0.2 g/l	0.15	0.18	0.22
0.3 g/l	0.18	0.22	0.25
0.4 g/l	0.22	0.25	0.28

1. α is a function of the concentration of the solution.

2. α is a function of the temperature.

3. α is a function of the nature of the solution.

The parameter α is a function of the concentration of the solution, of the temperature and of the nature of the solution. The parameter α is a function of the concentration of the solution and of the temperature. The parameter α is a function of the concentration of the solution and of the temperature.

III. HOUSING AND NEIGHBORHOOD CHARACTERISTICS

HOUSING PRODUCTION TRENDS

According to the United States Census (1990), 63 percent Red Bluff's housing stock was comprised of single-family homes in 1990, 80 percent of which was developed prior to 1980. As indicated in Table 7, during the 1980s, single-family construction rates have fluctuated between 12 and 86 homes a year, and averaged 49 homes per year (California Department of Finance, 1990).

Between 1980 and 1990, 316 multifamily units were constructed in the City. Of these, 156 units were two-to four-plex buildings, with the remainder consisting of five or more units. No condominiums apparently exist in the City. There were 107 new mobile homes installed between 1980 and 1990.

Since 1990, 684 additional units have been approved for development, including 334 single-family homes and 350 apartment units. The largest single family subdivision approved is the Willow Creek proposal consisting of 159 lots. The largest apartment complex is "The Villages", containing 300 units. As of February 1992, the largest development project being processed by the City is Airport Acres, located on South Jackson. This project is planned for 264 single-family homes, 117 mobile homes and has 16 acres of land designated for multi-family units.

HOUSING PRICES AND RENT LEVELS

The median owner-occupied housing unit in Red Bluff was valued at \$59,700 according to the U.S. Census (1990). Sixty-six (66) percent of the owner occupied housing units fell within the \$50,000 to \$99,999 value range. Only 2 percent of the homes were valued at \$150,000 or greater. Tehama County's median home was valued at \$68,700 in 1990. Table 8 lists the 1990 median home values for Red Bluff, Tehama County and several surrounding cities and counties. This data illustrates that Red Bluff's housing prices are relatively affordable compared to the surrounding area where the median home was valued at \$84,233 in 1990.

The average resale price of all types of housing in Tehama County was \$125,052 as of January 1, 1992, based on information compiled by the Tehama County Board of Realtors. The majority of newly constructed residential homes are not represented in the Board's multiple listing service data, as most are directly sold through private sales offices or property owners. The Board of Realtors active listing and sales activity for Tehama County is in Table 9. The price range of the only subdivision currently under construction in the City limits is shown on Table 10.

The 1990 median contract rents for Red Bluff were \$291. Sixty-four (64) percent of the contract rents fell within the \$250 to \$499 range. The 1990 median contract rent for Tehama County was \$288 (see Table 8). Table 11 summarizes a sample of

current rents at market rate apartments in the City. Rents for one-bedroom apartments generally range from \$185 to \$325, and \$210 to \$525 for a two-bedroom apartment. According to several property management firms, two-bedroom homes rent from \$400-\$450, and three-bedroom homes from \$600-\$650.

Table 1
Market Demand of Accessibility and Disability Units
1996-2011

Category	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
One Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Two Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Three Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Four Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Five Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Six Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Seven Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Eight Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Nine Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Ten Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Eleven Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Twelve Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Thirteen Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Fourteen Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Fifteen Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Sixteen Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Seventeen Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Eighteen Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Nineteen Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Twenty Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000

* Source: U.S. Census Bureau, 1996, 2000, 2010

Source: California Department of Housing, 2011

1. The first step in the process of identifying a problem is to define the problem. This involves identifying the symptoms of the problem and determining the scope of the problem. Once the problem has been defined, the next step is to identify the causes of the problem. This involves identifying the factors that are contributing to the problem and determining the underlying causes. Once the causes have been identified, the next step is to develop a plan to address the problem. This involves identifying the actions that need to be taken to address the problem and determining the resources that will be needed to implement the plan. Finally, the last step in the process is to implement the plan and monitor the results. This involves putting the plan into action and tracking the progress of the plan to ensure that the problem is being addressed effectively.

Table 7
Historic Growth of Households and Housing Supply
1986-1991

YEAR*	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990**	1991
Total Population	9490	9708	10081	10435	10721	11014	11086	11536	11788	12078	12363	12647
Household Population	9237	9473	9837	10195	10462	10765	10809	11289	11542	11757	11893	12187
Group Quarters	253	235	244	240	259	249	277	247	246	321	470	460
Occupied Housing Units	3684	3822	3943	4128	4240	4356	4386	4655	4728	4772	4812	4881
Total Housing Units	3991	4181	4209	4408	4495	4595	4626	4922	4988	5042	5062	5130
Vacancy Rates %	7.69	8.59	6.32	6.35	5.67	5.20	5.19	5.42	5.40	5.36	4.90	4.85
Single Family Units	2527	2596	2608	2632	2718	2802	2837	2887	2944	2970	3175	3232
Multi-Family Units	1241	1348	1351	1515	1517	1541	1547	1773	1780	1780	1557	1606
Mobile Homes	223	237	250	261	260	252	242	262	274	292	330	292
Population per Household	2.507	2.479	2.495	2.470	2.467	2.471	2.464	2.425	2.441	2.464	2.470	2.481

* January 1 counts

** U.S. Census, 1980, 1990

Source: California Department of Finance, E-5 Reports

1. The following information is given for the year 2000:

2. The following information is given for the year 2001:

Item	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Revenue	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300
Cost of Sales	60	65	70	75	80	85	90	95	100	105	110	115	120	125	130	135	140	145	150	155	160
Gross Profit	40	45	50	55	60	65	70	75	80	85	90	95	100	105	110	115	120	125	130	135	140
Operating Expenses	20	22	24	26	28	30	32	34	36	38	40	42	44	46	48	50	52	54	56	58	60
Operating Profit	20	23	26	29	32	35	38	41	44	47	50	53	56	59	62	65	68	71	74	77	80
Finance Costs	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Profit Before Tax	15	18	21	24	27	30	33	36	39	42	45	48	51	54	57	60	63	66	69	72	75
Income Tax	3	4	4	5	5	6	6	7	7	8	8	9	9	10	10	11	11	12	12	13	13
Profit After Tax	12	14	17	19	22	24	27	29	32	34	37	39	42	44	47	49	52	54	57	59	62
Dividends Paid	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Retained Profit	10	12	15	17	20	22	25	27	30	32	35	37	40	42	45	47	50	52	55	57	60

3. The following information is given for the year 2000:

Table 8
Median Home Values and Contract Rents

<u>County/City</u>	<u>Median Home Value</u>	<u>Median Contract Rent</u>
Tehama County	\$ 68,700	\$288
Red Bluff	59,700	291
Corning	55,500	275
Shasta County	91,300	358
Redding	95,300	373
Anderson	62,700	333
Glenn County	67,400	278
Willows	65,100	277
Orland	64,400	277
Butte County	94,000	369
Chico	106,100	402
Oroville	62,600	307
State of California	195,500	561

Source: 1990 Census

Table 9
Tehama County Active Listings for Single-Family Homes

<u>Number of Bedrooms</u>	<u>Total Active</u>	<u>Avg. Sale Price</u>	<u>Avg. Day on Market</u>
2 or less	72	\$ 84,340	135
3	159	\$124,563	106
4	33	\$198,582	166
5 or more	7	\$208,286	172

Single Family Sales Activity 10/1/91-12/26/91

<u>Number of Bedrooms</u>	<u>Total Sold</u>	<u>Avg. Sale Price</u>	<u>Avg. Days on Market</u>
2 or less	10	\$ 78,450	124
3	24	\$108,382	106
4	7	\$123,857	87
5 or more	0		

Source: Tehama County Board of Realtors Multiple Listing, January 1, 1992.

Table 1. Mean values of the variables measured in the study.

Variable	Mean	SD	Range
Age (years)	24.5	2.1	20-30
Height (cm)	175.2	6.5	160-190
Weight (kg)	72.8	12.5	55-95
Body mass index (kg/m ²)	23.8	3.2	18.5-30.5

Table 2. Mean values of the variables measured in the study.

Variable	Mean	SD	Range
Age (years)	24.5	2.1	20-30
Height (cm)	175.2	6.5	160-190
Weight (kg)	72.8	12.5	55-95
Body mass index (kg/m ²)	23.8	3.2	18.5-30.5

Source: Authors' data. Values are mean (SD) and range.

Table 10
New Single-Family Sales Prices

Project	Plan	Price Range	Unit Size (sq. ft.)	Bdrm/Ba
<u>Scottsdale Homes</u>				
Country Village	1290	\$101,900	1290	3/2
Country Village	1538	113,900	1538	3/2
Country Village	1564	113,900	1564	3/2
Country Village	1660	117,900	1660	3/2
Country Village	1664	117,900	1664	3/2
Country Village	1932	130,900	1932	3/2
Country Village	2033	135,900	2033	3,4/2
Highland Bluffs	1932	154,900-158,900	1932	3/2
Highland Bluffs	2050	158,900-162,900	2050	3,4/2
Highland Bluffs	2105	172,900	2105	3/2.5
Highland Bluffs	2460	182,900	2460	3/2.5
Highland Bluffs	2470	184,900	2470	3/2.5
Highland Bluffs	2650	191,900	2650	3,4/2.5
Highland Bluffs	2986	212,900	2986	4/2.5

Source: CSUC Center for Geographic Information, 1992.

TABLE III
 Low night family size, 1961

Region	Low night family size, 1961	Low night family size, 1961	Low night family size, 1961	Low night family size, 1961
Alaska	2.00	2.00	2.00	2.00
Arizona	2.00	2.00	2.00	2.00
Arkansas	2.00	2.00	2.00	2.00
California	2.00	2.00	2.00	2.00
Colorado	2.00	2.00	2.00	2.00
Connecticut	2.00	2.00	2.00	2.00
Delaware	2.00	2.00	2.00	2.00
District of Columbia	2.00	2.00	2.00	2.00
Florida	2.00	2.00	2.00	2.00
Georgia	2.00	2.00	2.00	2.00
Idaho	2.00	2.00	2.00	2.00
Illinois	2.00	2.00	2.00	2.00
Indiana	2.00	2.00	2.00	2.00
Iowa	2.00	2.00	2.00	2.00
Kansas	2.00	2.00	2.00	2.00
Kentucky	2.00	2.00	2.00	2.00
Louisiana	2.00	2.00	2.00	2.00
Maine	2.00	2.00	2.00	2.00
Maryland	2.00	2.00	2.00	2.00
Massachusetts	2.00	2.00	2.00	2.00
Michigan	2.00	2.00	2.00	2.00
Minnesota	2.00	2.00	2.00	2.00
Mississippi	2.00	2.00	2.00	2.00
Missouri	2.00	2.00	2.00	2.00
Montana	2.00	2.00	2.00	2.00
Nebraska	2.00	2.00	2.00	2.00
Nevada	2.00	2.00	2.00	2.00
New Hampshire	2.00	2.00	2.00	2.00
New Jersey	2.00	2.00	2.00	2.00
New Mexico	2.00	2.00	2.00	2.00
New York	2.00	2.00	2.00	2.00
North Carolina	2.00	2.00	2.00	2.00
North Dakota	2.00	2.00	2.00	2.00
Ohio	2.00	2.00	2.00	2.00
Oklahoma	2.00	2.00	2.00	2.00
Oregon	2.00	2.00	2.00	2.00
Pennsylvania	2.00	2.00	2.00	2.00
Rhode Island	2.00	2.00	2.00	2.00
South Carolina	2.00	2.00	2.00	2.00
South Dakota	2.00	2.00	2.00	2.00
Tennessee	2.00	2.00	2.00	2.00
Texas	2.00	2.00	2.00	2.00
Vermont	2.00	2.00	2.00	2.00
Virginia	2.00	2.00	2.00	2.00
Washington	2.00	2.00	2.00	2.00
West Virginia	2.00	2.00	2.00	2.00
Wisconsin	2.00	2.00	2.00	2.00
Wyoming	2.00	2.00	2.00	2.00

Source: U.S. Census Bureau, *Marriage, Divorce, Remarriage in the 1960s*, 1962.

Table 11
Survey of Market Rate Apartments
(Only a Representative Sample)

Complex Name Address	Total # of Units	Unit Mix	Rent
The Breakers 845 Lakeside Dr.	32	2 bdrm	\$475-525
Cabernet Apts. 15 Cabernet Ct.	228	2 bdrm	\$400
Ellison Apt. Complex 1275 Walnut	94	Studio 1 bdrm 2 bdrm 3 bdrm	\$225 \$290 \$325 \$343
Palm Royale Apts. 725 Kimball Rd.	47	1 bdrm 2 bdrm	\$285 \$310
Trails End Apts. and RV Park 22785 Antelope Blvd.	12	Studios	\$285-310
North Jackson Apts. 905 Jackson Street	6	1 bdrm	\$250-300
McGlynn Apts. 426-428 Rio Street	5	1 bdrm	\$200
West Crest Apts. 575, 585 S. Jackson Street	8	2 bdrm	\$250-350

The Property Management from California Investment Better Homes and Gardens indicated the following rental rates for properties they manage:

1 bdrm apartments	=	\$185-325
2 bdrm apartments	=	\$350-400
3 bdrm home	=	\$400-450
3 bdrm home	=	\$600-650

Source: Personal Interviews with managers - CSUC, Center for Geographic Information, 1992.

Based on site reviews, these figures are representative for the Red Bluff Area.

Table 11
Summary of the 1997-1998
Investment Survey

Company Name	1997-1998	1996-1997	1995-1996
1. General Motors	25	10	10
2. Ford Motor	20	10	10
3. Chrysler	15	10	10
4. Stellantis	10	10	10
5. Subaru	10	10	10
6. Infiniti	10	10	10
7. Volvo	10	10	10
8. BMW	10	10	10
9. Mercedes-Benz	10	10	10
10. Audi	10	10	10
11. Porsche	10	10	10
12. Ferrari	10	10	10
13. Lamborghini	10	10	10
14. McLaren	10	10	10
15. Lotus	10	10	10
16. Alfa Romeo	10	10	10
17. Jeep	10	10	10
18. Ram	10	10	10
19. Dodge	10	10	10
20. Chrysler	10	10	10

The following table shows the number of companies that have invested in the automotive industry in the United States from 1995 to 1998. The number of companies is shown in the first column, and the number of investments is shown in the second column.

1995-1996	10
1996-1997	10
1997-1998	10
1998-1999	10

Source: The Automotive Industry Association (AIA) and the U.S. Department of Commerce.

VACANCY RATES

As indicated in Table 7, vacancy rates ranged from 4.85 percent to 8.59 percent and averaged 6.10 percent between 1980 and 1990. The 1990 U.S. census shows the City with a 1.4 percent homeowner vacancy rate and a 4.5 percent rental vacancy rate (U.S. Bureau of the Census, 1990).

Generally overall vacancy rates between 5-6 percent are considered socially desirable. "A five percent rental vacancy rate is considered necessary to permit ordinary rental mobility. In a housing market with a lower vacancy rate tenants will have difficulty locating appropriate units and strong market pressure will inflate rents. A two percent vacancy rate for owned housing is considered normal" (Association of Bay Area Governments, 1989, 15). The City has expressed a desired rate of 3-5 percent.

Apartment vacancy rates are not recorded by property or apartment complex managers. However, the apartment managers and City officials have indicated that vacancy rates are extremely low, and rental units do not stay on the market for long periods of time.

TENURE OF HOUSING

An increasing rate of rental housing construction in the 1980s compared to historical ratios of owner-occupied to renter occupied housing has brought a shift in the tenure of housing in Red Bluff (see Table 12).

Table 12
City of Red Bluff
Tenure of Housing (Occupied Housing Units)

	1980		1990	
	Unit	Percent	Unit	Percent
Owner Occupied	2025	55.0%	2416	50.2%
Renter Occupied	1659	45.0%	2396	49.8%
Total	3684		4812	

Source: U.S. Census, 1980, 1990

In 1980, 45 percent of all units were renter occupied. By 1990 49.8 percent of all units were occupied by renters.

THE SOUTH PACIFIC

The Republic of Vanuatu, an island country in the South Pacific, is a member of the Commonwealth of Nations, the Pacific Islands Forum, and the South Pacific Forum. It is a developing country with a population of approximately 280,000 people.

Vanuatu is a multi-ethnic society with a diverse cultural heritage. The population is composed of various indigenous groups, including the Melanesians, who are the majority. The country is known for its traditional customs and rituals, which are an integral part of its culture.

Vanuatu is a member of the Pacific Islands Forum, a regional organization that promotes economic and social development in the Pacific region. The country is also a member of the South Pacific Forum, which is a forum for the Pacific Island countries in the South Pacific.

THE WEST OF ENGLAND

The West of England is a region in the southwest of England, comprising the counties of Devon, Cornwall, and Dorset. It is a diverse region with a rich cultural heritage and a strong economy.

Table 1: Summary of the West of England region.

County	Area (sq. miles)	Population (2011)	Major Cities
Devon	3,599	1,153,000	Exeter, Plymouth
Cornwall	3,563	321,000	Truro, Falmouth
Dorset	1,843	247,000	Bournemouth, Poole

Source: Office for National Statistics (ONS), 2011.

The West of England is a region with a strong economy and a rich cultural heritage. It is a diverse region with a strong economy and a rich cultural heritage.

NEIGHBORHOOD PROFILES AND HOUSING CONDITIONS

Based on information from the 1990 U.S. Census, approximately 18 percent of the current housing stock was constructed prior to 1940, and 23 percent was built between 1940 and 1959. A large percent of the housing stock (38 percent) was built in the 1960s and 1970s when Red Bluff experienced its most rapid population growth. Homes built after 1960 tend to be in good condition. Generally, these newer subdivisions lie on the perimeter of the City to the north and south of downtown.

The City's older housing is concentrated in the downtown core, generally bound by Main Street on the east, First and Fourth Streets to the west, Brewery Creek on the north and Brickyard Creek on the south. These neighborhoods have been generally built out with few vacant sites available for infill development. Infill is encouraged as a policy in the Land Use Element. The homes in these neighborhoods vary both in quality and size. Some pockets of older housing units exist in the Musick Subdivision (Musick and Lay Avenues) and in the vicinity of Locust, Olive, and Orange Streets.

In general, these homes, are small by today's standards. The City also has many well maintained Victorian and Craftman homes in the downtown area, some of which have been converted to commercial uses.

A housing condition survey was conducted by the Community Housing Improvement Program in the City of Red Bluff to determine the total number of housing units, the number of substandard units and a sampling of the degree of rehabilitation need for the substandard units. The survey methodology was based on the criteria set by the State CDBG program for housing condition surveys. The survey evaluated five exterior building condition components: roofs, foundation, siding, windows, and doors. An overall rehabilitation rating of minor, moderate, substantial or dilapidated was assigned to each structure based upon a qualitative evaluation of each of the building components. This report was adopted and incorporated into the existing Housing Element in November, 1991.

The survey revealed 5,042 total housing units in the City, which is consistent with the 1989 Department of Finance, E-5 Report (California Department of Finance). All of the housing in the City of Red Bluff was classified as either standard or substandard and the location of the units indicated on assessor's parcels maps. The survey revealed that 504 units or 10% of Red Bluff's housing stock was substandard (Community Housing Improvement Program, 1990). Using a windshield survey, the quality of 150, or 30% of the substandard units was determined as shown on Table 13.

The first of these was the 1910-1911 season when 15,000 tons of coal were shipped to the United States. This was a record for the United States at that time. The second was the 1911-1912 season when 16,000 tons of coal were shipped to the United States. This was also a record for the United States at that time. The third was the 1912-1913 season when 17,000 tons of coal were shipped to the United States. This was also a record for the United States at that time.

The City of New York has a long history of coal shipping. In 1910, the City of New York shipped 15,000 tons of coal to the United States. This was a record for the City of New York at that time. In 1911, the City of New York shipped 16,000 tons of coal to the United States. This was also a record for the City of New York at that time. In 1912, the City of New York shipped 17,000 tons of coal to the United States. This was also a record for the City of New York at that time.

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The City of New York has a long history of coal shipping. In 1910, the City of New York shipped 15,000 tons of coal to the United States. This was a record for the City of New York at that time. In 1911, the City of New York shipped 16,000 tons of coal to the United States. This was also a record for the City of New York at that time. In 1912, the City of New York shipped 17,000 tons of coal to the United States. This was also a record for the City of New York at that time.

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Table 13
City of Red Bluff
Housing Conditions; Target Area

Condition	# of units	% of units
In need of minor rehabilitation	17	12%
In need of moderate rehabilitation	81	54%
In need of substantial rehabilitation	44	29%
Dilapidated (not suitable for rehab)	8	5%
Total Substandard Units (Sample)	150	

Source: Housing Condition Survey: Community Housing Improvement Program, 1990.

A "target area" for a housing rehabilitation program was determined using information from the housing survey. The target area included an area of high concentration of need in the downtown section of Red Bluff. The approximate boundaries of the target area are west of the Southern Pacific railroad tracks; south of Brewery Creek; north of Brickyard Creek; east of Bulkeley Street and including a section of homes along Musick Avenue to the south. (See Figure 2.) The results and recommendation identified in the Housing Condition Report have been incorporated into the program section of this document.

INVENTORY OF SITES SUITABLE FOR HOUSING

Adequate undeveloped land exists in the City of Red Bluff to meet the housing needs of all income groups through 1997. Vacant lands to support a maximum of 6,790 additional housing units exist under current zoning within the City limits. The maximum potential, from a more practical sense, is likely to be 5,160-5,880 units when actual development occurs. This is due to the fact that minimum lot sizes typically cannot be maintained because of lot shapes, topography and other factors. In addition, once dedication of public streets and other easements are considered, a residential density is typically reduced from the maximum by 2-3 units/acre. Development standards such as setbacks, parking, building heights and open space requirements also impact the overall density reduction. Additional potential exists in all residential zones for either second units or density bonus, which can increase available housing. Generally developed lands within Red Bluff do not contain suitable lot sizes for second units. Second units may be accommodated by relaxed setback standards. Housing units identified as dilapidated or

Table 10
 1990-1991
 Housing Expenditures by Area

Category	1990-1991	% of total
In need of repairs/modifications	14	1.5%
In need of structural modifications	37	3.8%
In need of electrical modifications	34	3.5%
Other improvements/modifications	4	0.4%
Total Expenditures (in thousands)	129	

Source: Housing Expenditures Survey, Community Housing Improvement Program, 1991

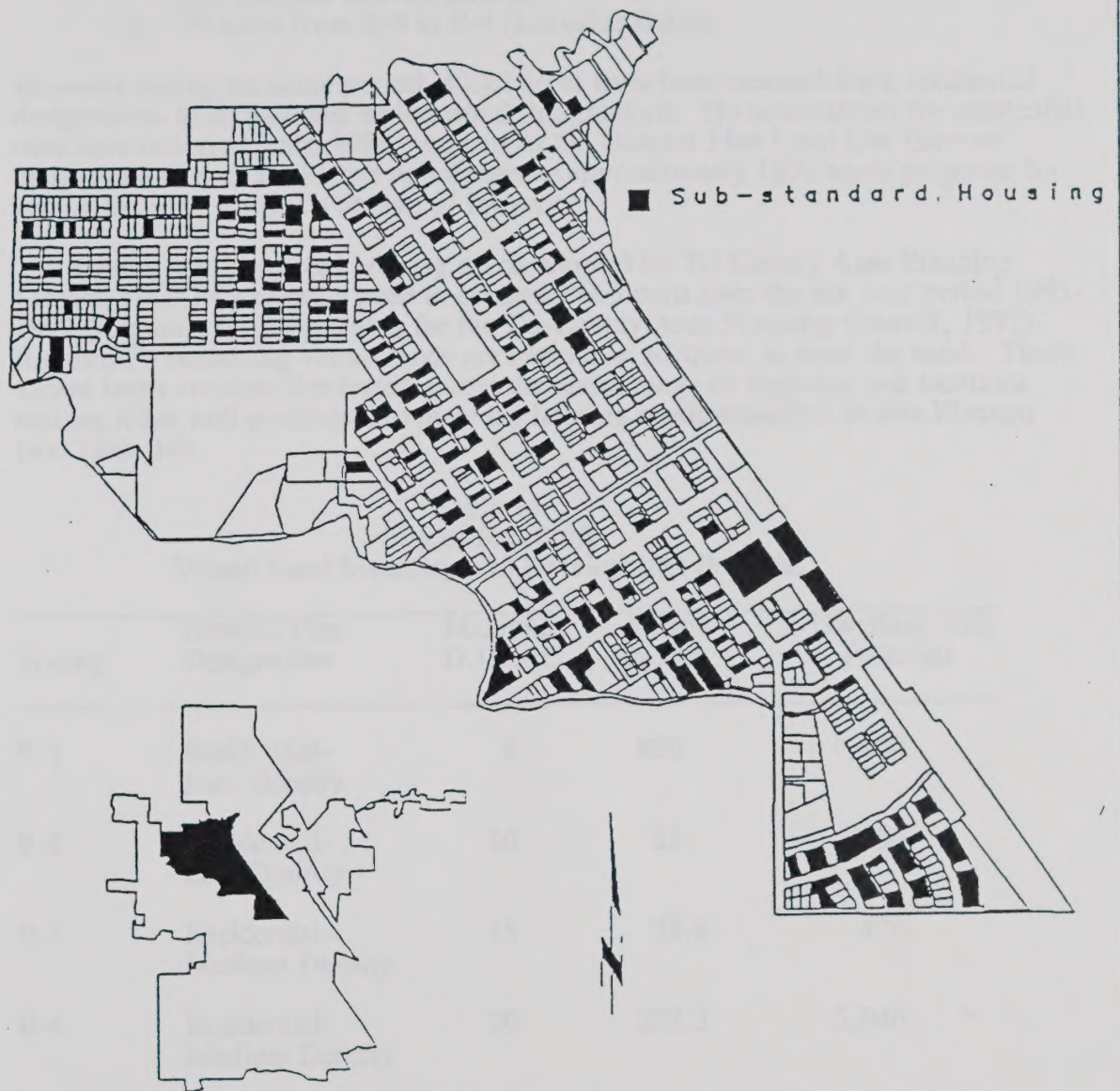
A "major need" for a housing intervention is given when the survey respondent indicates that the housing problem is serious and needs to be addressed. In order to be classified as a "major need," the respondent must indicate that the problem is serious and needs to be addressed. The survey also asks the respondent to indicate the type of intervention needed to address the problem. The survey results show that the most common type of intervention needed is structural modifications, followed by electrical modifications and repairs/modifications. Other improvements/modifications are the least common type of intervention needed.

THE IMPACT OF HOUSING INTERVENTIONS

The impact of housing interventions is measured in terms of the number of households that are classified as "in need of repairs/modifications," "in need of structural modifications," "in need of electrical modifications," and "other improvements/modifications." The survey results show that the number of households in need of repairs/modifications decreased from 14 in 1990 to 10 in 1991. The number of households in need of structural modifications decreased from 37 in 1990 to 34 in 1991. The number of households in need of electrical modifications decreased from 34 in 1990 to 31 in 1991. The number of households in need of other improvements/modifications decreased from 4 in 1990 to 3 in 1991. The total number of households in need of any type of intervention decreased from 89 in 1990 to 78 in 1991. The survey results also show that the number of households that are classified as "in need of repairs/modifications" decreased from 14 in 1990 to 10 in 1991. The number of households that are classified as "in need of structural modifications" decreased from 37 in 1990 to 34 in 1991. The number of households that are classified as "in need of electrical modifications" decreased from 34 in 1990 to 31 in 1991. The number of households that are classified as "other improvements/modifications" decreased from 4 in 1990 to 3 in 1991. The total number of households that are classified as "in need of any type of intervention" decreased from 89 in 1990 to 78 in 1991.

CITY OF RED BLUFF
TARGET AREA
HOUSING CONDITION

March 1990



Produced by CSU, Chico Geography Department

Figure 2 Map of Target Area Housing Conditions

CITY OF SAN BERNARDINO
TAXPAYER AREA
HOUSING COUNCIL

March 1978



Prepared by: City of San Bernardino Housing Council

Figure 1 - City of San Bernardino Housing Council

requiring substantial rehabilitation within the Housing Condition Report will provide limited opportunity to construct new and/or additional residential units.

Since 1986, the following rezones to residential or higher residential designations have occurred:

- 1986 1. .76 acres from M-1 to R-4 (Madison, Hickory and Cedar Streets).
- 2. 12.02 acres from PD to R-1 (Williams Avenue and Sales Lane).
- 1989 1. 4.84 acres from R-1 to R-2 (Block bound by Garden and Park Avenues and Douglas and 4th Streets).
- 2. 70 acres from R-3 to R-4 (Lakeside Drive).

However during the same period, 40.22 acres have been rezoned from residential designations to commercial or industrial designations. No annexations for residential uses have occurred since 1986. As part of the General Plan Land Use Element update, the City of Red Bluff will designate approximately 1670 acres proposed for residential uses within its Sphere of Influence.

The existing and projected housing needs adopted by Tri County Area Planning Council (TCAPC) reveal a need to construct 665 units over the six year period 1991-1997 (Regional Housing Needs for the Tri-County Area Planning Council, 1991). Red Bluff's remaining vacant lands are more than adequate to meet the need. These vacant lands are also distributed across the entire range of densities and locations making them well-positioned to meet the housing needs described in this Element (see Table 14).

Table 14
City of Red Bluff
Vacant Land Inventory and Development Potential

Zoning	General Plan Designation	Maximum D.U./AC	Vacant Acres	Dwelling Unit Potential
R-1	Residential-Low Density	5	920	4,600
R-2	Residential-Low Density	10	55	550
R-3	Residential-Medium Density	15	28.4	426
R-4	Residential-Medium Density	20	252.3	5,046

Source: 1991 Vacant Lands Inventory

Available vacant land within the City limits is primarily concentrated along South Jackson Street and within the Wilcox Oaks Annexation (the north portion of the City between I-5 and the Southern Pacific Railroad). The largest acreages zoned for R-1 are along South Jackson, Monroe and Walnut Streets and Baker and Kimball Roads. The greatest concentration of available R-3 land is along Mill and South Jackson Streets and Luther Road. While the largest designated area of R-4 is along South Jackson near Olive Street and Orange Avenue. In May 1991, a "Master Plan for Infrastructure Capital Improvement Programs and User Charges and Development Fees" was prepared for the City of Red Bluff. This report analyzes existing conditions and deficiencies for water, sewer, drainage and other services. In addition, a Capital Improvement Plan was prepared as part of the document to address the service needs of projected growth and to solve exiting deficiencies. The document also includes locations and specifications of improvements needed to serve future developments. Overall, services are available to all vacant sites except Wilcox Oaks Annexation. Extending and upgrading of some infrastructure will be necessary in order to accommodate adequate service capacities. Specifically, the South Jackson Street sewage collection main will need to be upgraded. The low pressure water deficiencies in the airport area will also need to be corrected. Drainage facilities will require some upgrading. All infrastructure except vehicle access must be extended to Wilcox Oaks Annexation prior to development.

IV. HOUSING NEEDS

Housing needs relate to the availability and affordability of housing. These are discussed below. In addition, there are special housing needs of specific groups in the community such as the homeless, the disabled and farmworkers. These special housing needs are addressed in Section V.

TRI-COUNTY AREA PLANNING COUNCIL REGIONAL HOUSING NEEDS DETERMINATION

State legislation enacted in 1980 requires the Tri-County Area Planning Council (TCAPC), which includes Tehama, Glenn and Colusa Counties, to determine existing and projected Tri-County Area regional housing needs for persons of all income levels. Tri-County Area Planning Council also determines each county's and each city's share of regional housing needs. The figures are based on market demand for housing, employment opportunities, land availability, commuting patterns, type and tenure of housing and the provision of a sufficient (4.5 percent) housing vacancy rate. State law requires all cities and counties to consider the regional housing needs share in the Housing Element (Office and Planning and Research, 1988, 67).

The most recent determinations were prepared and published by TCAPC in the "Regional Housing Needs Plan" November 1991 and address the period from 1991 through 1997. Governmental Code Section 65584(c) gives all cities and counties 90 days to review and revise the determinations contained in the TCAPC report (Office and Planning and Research, 1988, 71). The 1990 report was accepted by the City of Red Bluff.

For the 1991 to 1997 period, TCAPC's housing needs determinations call for the production of 665 units. TCAPC's also allocates this need by income group; this allocation is addressed in the following section. In regard to the overall need, Red Bluff has sufficient land to accommodate the 665 units identified as needed for 1991 through 1997. During 1991, 103 market rate units were completed. Currently (March 1991) 106 units are under construction. The vacant land inventory discussed in the previous chapter indicates a potential of 10,592 units could eventually be provided in the present City limits.

HOUSING NEEDS BY INCOME GROUP

Tri-County Area Planning Council is also required by State law to allocate expected housing needs by income category. For the 1991 to 1997 period, TCAPC housing needs determinations call for the production of a total 665 units, of which 186 should be affordable to very low-income households (below 50 percent of median income for the area). 113 should be affordable to low-income households (50-80 percent of

median income), 140 units affordable to moderate-income households (80-120 percent of median income), and the remaining 226 units for above-moderate income families (over 120 percent of median income). As will be discussed in the following section, the private market does not adequately provide new housing affordable for very low and some low income households, no matter what density housing is permitted. However, higher density housing tends to be more affordable than lower density. The City currently has land available to build approximately 5,046 high density units (20 dwelling units/acre), and approximately 426 medium density units (15 dwelling units/acre). This is a sufficient potential supply to meet the expected need, if sufficient subsidies are available to bridge the gap between market rate and affordable rents (see below).

HOUSING COSTS AND ABILITY TO PAY

According to the U.S. Census (1990), 45 percent, or 1943 households, paid more than 25 percent of their gross income for housing. Over two-thirds of these households were renters and more than 53 percent were either low- or very low-income households, as indicated in Table 15. According to State law, a household paying more than 25 percent of income toward housing is considered to be paying more than it can afford ("overpaying") for housing (Office and Planning and Research, 1988, 96). The Federal Department of Housing and Urban Development (HUD) considers overpaying to be over 30 percent of gross income for housing.

Table 15
Estimate of Households Paying Over 25%*
of Their Income for Housing
1990

% Medium Income	Income Category	Renters		Owners		Total #
		#	%	#	%	
(< 50%)	Very Low	736	32%	152	8%	888
(50 - 80%)	Low	293	13%	117	6%	410
(80 - 120%)	Moderate	237	10%	130	7%	267
(> 120%)	Above Moderate	79	4%	199	10%	278
TOTAL		1345		598		1943

*State definition of over-paying. The Federal definition of overpaying is more than 30% of gross income for housing. Source: 1990 U.S. Census

An adequate supply of affordable housing, including rental and owned housing, is essential to satisfying the housing needs of all economic segments of Red Bluff's

existing and projected population. When housing affordability erodes, many residents experience direct negative effects. City residents on fixed incomes are not able to keep up with rising rents. Overcrowding may increase as people turn to sharing homes and apartments to reduce monthly costs. Employers may experience difficulty in attracting and retaining qualified employees as housing costs escalate. Overpayment becomes a greater problem as lower income residents pay a larger percentage of their income for housing.

Median contract rents in Red Bluff increased by 38 percent annually from 1980 to 1990 (U.S. Bureau of the Census, 1980, 1990)

According to local property managers, the 1991 average advertised rent in Red Bluff was \$350-\$400 for a two-bedroom apartment. As indicated in Table 16, the City's very low-income renters can pay up to \$354 per month for rent. Market rate housing is generally not available at an affordable rent to very low income households.

The City's low-income households are estimated to be able to afford between \$355 and \$565 per month (Table 16). As noted earlier in the discussion on city-wide rent levels, the majority of market rate apartments fall into this range and are affordable to low income tenants. However, low income tenants must often compete with moderate and above-moderate income households for the limited supply of rental units, especially in a tight-rental market. Increases in the supply of market-rate apartments can help to meet the City's need for housing affordable to low income households.

While apartments are often affordable to low and moderate income households, for-sale housing tends to be affordable only to those of above-moderate incomes. The average resale price of a for-sale unit was \$125,025. The monthly costs of this average home are well above the affordability level for moderate income households. Older, smaller homes are estimated to sell for between \$50,000 and \$90,000. Assuming a 20 percent down payment, lower and moderate income households could afford to purchase some of these smaller homes. However, the vast majority of for-sale homes are affordable only to moderate and above moderate income households.

Although the median housing values increased 31 percent between 1980-1990, median household income increased by 43 percent during the same period. This would indicate that housing opportunities were enhanced during the 1980s.

Table 16
Affordability Analysis
Based on 1990 Median Income in Tehama County

Income Range ¹	Classi- fication ²	Household Pop. Dist. ³		Maximum Affordable Hsg. or Rent Pymt. ⁴	Housing Price @ 20 % Down Payment ⁵
		#	%		
Less than \$14,150	Very Low Income	5601	29.8%	\$354	\$50,280
14,151 - 22,600	Lower Income	3836	20.5%	\$355 - \$565	\$50,281 - \$80,625
22,601 - 33,950	Moderate Income	3746	20.0%	\$566 - \$848	\$80,626 - \$96,600
33,950 +	Above Moderate	5563	29.75	\$849 +	\$96,601 +
Total Households	18,745		100%		

Notes:

1. Income range based on HUD income limits for three person family living in Tehama County (April 1991).
2. Based on HUD median household standards Very Low Income = less than 50% of median; Low Income = 50%-80% of median; Moderate = 80%-120% of median; and Above Moderate = 120%+ of median.
3. Household income distribution based on 1990 U.S. Census data
4. The maximum housing payment is calculated as 30% of income.
5. The maximum house price is based on a 30 year fixed rate mortgage at 10% interest rate with 20% down payment.

Table 17
City of Red Bluff
Home Prices, Rents and Household Income

	1980 ¹	1990 ²	% Change
Median Housing Unit Value	\$45,500	\$59,700	31%
Median Household Income	\$13,585	\$19,474	43%
Median Contract Rent	\$183	\$291	59%

¹Based on 1980 U.S. Census

²Based on 1990 U.S. Census

Table 14
 Average and Standard Deviation of
 the 1000 Randomly Selected Values

Sample Size	Mean	Standard Deviation	Minimum	Maximum
1000	1.000	1.000	0.000	2.000
2000	1.000	1.000	0.000	2.000
3000	1.000	1.000	0.000	2.000
4000	1.000	1.000	0.000	2.000
5000	1.000	1.000	0.000	2.000
6000	1.000	1.000	0.000	2.000
7000	1.000	1.000	0.000	2.000
8000	1.000	1.000	0.000	2.000
9000	1.000	1.000	0.000	2.000
10000	1.000	1.000	0.000	2.000

1. The first 1000 values are the same as the first 1000 values of the first 1000 values.
2. The next 1000 values are the same as the next 1000 values of the first 1000 values.
3. The next 1000 values are the same as the next 1000 values of the first 1000 values.
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8. The next 1000 values are the same as the next 1000 values of the first 1000 values.
9. The next 1000 values are the same as the next 1000 values of the first 1000 values.
10. The next 1000 values are the same as the next 1000 values of the first 1000 values.

Table 15
 The 1000 Randomly Selected Values

Sample Size	Mean	Standard Deviation	Minimum	Maximum
1000	1.000	1.000	0.000	2.000
2000	1.000	1.000	0.000	2.000
3000	1.000	1.000	0.000	2.000
4000	1.000	1.000	0.000	2.000
5000	1.000	1.000	0.000	2.000
6000	1.000	1.000	0.000	2.000
7000	1.000	1.000	0.000	2.000
8000	1.000	1.000	0.000	2.000
9000	1.000	1.000	0.000	2.000
10000	1.000	1.000	0.000	2.000

Table 16
 The 1000 Randomly Selected Values

ENERGY CONSERVATION OPPORTUNITIES

Rising energy costs have highlighted energy consumption patterns and opportunities for energy conservation. Energy use in residences and residential land development practices are perceived to offer a means for increased conservation and reduced energy use and costs. State regulations require that housing elements address such opportunities.

The California Energy Commission has developed standards for new residential construction and additions to dwellings. These standards are known as Title 24 requirements. Title 24 requirements are in addition to conservation requirements of locally adopted Building Codes. The City of Red Bluff enforces compliance with the Title 24 requirements. The Energy Conservation Section of this General Plan discusses current State law regarding passive and natural heating and cooling systems in subdivisions, solar shade control as well as Title 24 energy standards for residential buildings.

The City of Red Bluff maintains a variety of policies which are inherently energy and cost efficient. These include:

- Encourage infilling of vacant parcels.
- Planning and zoning for multi-use development with higher residential densities adjacent to future employment.
- Promotion of passive and active solar design elements and systems.
- Permitting common wall and cluster development.
- Standards for street widths, landscaping of streets and parking lots to reduce heat loss or provide shade.
- Inclusion of energy conservation features in new and existing housing.

V. SPECIAL HOUSING NEEDS

Within every community there are specific populations which have specialized housing needs. This section of the Housing Element discusses special housing needs, including the elderly, homeless, disabled, female-headed households, large families, overcrowded households, mentally ill and farmworkers living in Red Bluff. In addition, housing needs due to loss of Federal and local subsidies are also addressed.

ELDERLY

In 1990, 16.3 percent (2,019 persons) of Red Bluff's population was over 65 years old (U.S. Census, 1990). This is up from 1980 when seniors represented 12.3% of the population.

Data from the 1990 Census indicate 11.2 percent of the elderly live in group quarters (of which 80 percent are institutionalized) and 88.8 percent live in households. Of those living in households approximately 32 percent live alone, 53 percent live with other family members and 15 percent live in households with unrelated individuals.

Affordability of housing is critical to seniors, especially seniors living alone. In 1980 seniors comprised 10.1% of all individuals in poverty, but seniors who were also unrelated individuals comprised 52% of all unrelated individuals in poverty (U.S. Bureau of the Census, 1980).

Housing specifically for the elderly in Red Bluff consists of convalescent hospitals, congregate care facilities, board and care homes, and independent elderly housing. The level of care varies at each of these facilities, with convalescent hospitals being the most intensive and independent living being the most independent. "Congregate care" facilities provide for group dining but do not necessarily provide other type of care. A summary of the facilities is included in Table 18.

While every community has its special housing needs, the needs of the elderly are particularly acute. This is true because of the physical and mental changes that come with age, and because of the social and economic changes that have taken place in our society. The elderly are often faced with the loss of their homes, and they may have difficulty finding new housing. They may also have difficulty affording housing, and they may have special needs for services and facilities. It is important that we recognize these needs and take steps to meet them.

ELDERLY

In 1990, 12.1 percent of the population aged 65 and over lived in the United States. This is up from 10.5 percent in 1980. The percentage of the population aged 65 and over who live in the United States is expected to increase to 15.5 percent by the year 2010.

The fact that the elderly population is growing so rapidly has led to a number of special housing needs. The elderly often have special needs for services and facilities, and they may have difficulty finding new housing. They may also have difficulty affording housing, and they may have special needs for services and facilities. It is important that we recognize these needs and take steps to meet them.

One of the most important special housing needs of the elderly is the need for services and facilities. The elderly often have special needs for services and facilities, and they may have difficulty finding new housing. They may also have difficulty affording housing, and they may have special needs for services and facilities. It is important that we recognize these needs and take steps to meet them.

Another important special housing need of the elderly is the need for affordable housing. The elderly often have difficulty affording housing, and they may have special needs for services and facilities. It is important that we recognize these needs and take steps to meet them. One way to meet these needs is to provide affordable housing for the elderly. This can be done in a number of ways, including the construction of new affordable housing, the conversion of existing housing to affordable housing, and the provision of rental subsidies.

Table 18
Total Number of Elderly Housing Units
Red Bluff

<u>(B)</u>	<u># of Facilities</u>	<u># of Units(U)/Beds</u>
Total Independent % Subsidized Low Income Units	7	325 (U) 57%
Total Congregate Care % Subsidized Low Income Beds	2	142 (U) 50%
Total Licensed Rest Homes	4	10 (B)
Total Convalescent Hospitals % Accept Medicare & Medi-Cal	3 100%	178 (B) N/A

Source: Center for Geographical Information, 1992.

According to Area Agency on Aging (AAA), there are three convalescent hospitals in the City of Red Bluff. These facilities can care for 178 patients. At present there are no vacancies suggesting that the need for this type of market-rate senior housing is not adequately met. AAA states that it is often difficult to place elderly Medicare and Medical patients. Red Bluff has approximately 4 board and care facilities with the capacity to house 70 persons.

The City has one market rate congregate care facility (Tehama Estates) with a total of 72 units. The rents, including two to three meals a day, range from \$520 a month for a studio to \$1,750 for a two bedroom, two bath apartment. Assuming \$100 of the monthly payment goes for food and a household spends 30 percent of its income on housing, a minimum income of \$27,200 would be required for a studio and a substantially greater income would be required for a two bedroom unit. These income levels fall into the moderate- and above-moderate income categories.

The only congregate care facility with subsidized units is Villa Collumba, with 70 units and a waiting list of 20 people. The Federal Subsidies at Villa Collumba are subject to termination before 2003 as discussed more fully in a later section. However, the project is owned by St. Elizabeth Housing Corporation which does not intend to increase rent levels.

Table 19 presents a summary of the apartment and congregate care projects.

Final Report of the Task Force

Task Force Member	Title	Organization	Address	City	State	Zip
John H. ...	...	...	...	...	...	...
...	...	...	...	...	...	...
...	...	...	...	...	...	...
...	...	...	...	...	...	...

Executive Summary

The Task Force was organized to study the problem of ... and to make recommendations to the ... The Task Force has completed its study and is pleased to present this report to the ...

The Task Force has found that the problem of ... is a complex one, involving many factors. The Task Force has identified several key areas for further study and has made recommendations for action in these areas. The Task Force believes that these recommendations will help to solve the problem of ...

The Task Force has also found that there is a need for more research in the area of ... The Task Force has recommended that the ... be established to study this problem and to make recommendations to the ...

The Task Force believes that the recommendations in this report will help to solve the problem of ... and to improve the lives of the people of ...

Table 19
Survey of Selected Elderly House Complexes
Apartments, Congregate Care and Rest Homes
City of Red Bluff

Location	Units	Waiting List	Subsidized Units	Date Opened	Comments
<u>APARTMENTS:</u>					
Red Bluff Apts. 111 Sale Lane	72	Yes	Yes	1979	Pay 30% 32 1BR, 32 2BR, 8 3BR
Phoenix Apts. 1323 Deborah Dr.	46	Yes	Yes	1980	Pay 30%
Ellison Apts. 1	50	Yes	No	1972	
Ellison Apts. II	44	Yes	No	1974	
1275 Walnut Street					
Lassen View Apts. 855 Luther Road	45	Yes	No	1984	All 1BR Pay 30%
Jackson Manor 755 Luther Road	44	Yes	Yes	1982	All 1BR Pay 30%
Mercy Riverside Manor 230 Sycamore Street	24	Yes	Yes	1987	All 1BR Pay 30%
Balyless Gordon Apts. 1815-1885 Walnut	46	Yes	Yes	1992	Some Sub- sidized
<u>CONGREGATE CARE:</u>					
Villa Collumba 460 Mair	70	Yes	Yes	1983	All 1BR Pay 30%
Tehama Estate 750 David	72	No	No		Studios
<u>REST HOMES:</u>					
Annies Acres 220 White Road					
Aquinos Shady Rest 70 Gilmore Road	22	Yes	No		

Group of women to study breast cancer
 symptoms & management and how these
 vary in each state

Location	Time	Wing	Subgroup	Time	Wing	Subgroup
AUGUST 1982						
1st State	10	1st	1st	10	1st	1st
2nd State	10	1st	1st	10	1st	1st
3rd State	10	1st	1st	10	1st	1st
4th State	10	1st	1st	10	1st	1st
5th State	10	1st	1st	10	1st	1st
6th State	10	1st	1st	10	1st	1st
7th State	10	1st	1st	10	1st	1st
8th State	10	1st	1st	10	1st	1st
9th State	10	1st	1st	10	1st	1st
10th State	10	1st	1st	10	1st	1st
OCTOBER 1982						
1st State	10	1st	1st	10	1st	1st
2nd State	10	1st	1st	10	1st	1st
3rd State	10	1st	1st	10	1st	1st
4th State	10	1st	1st	10	1st	1st
5th State	10	1st	1st	10	1st	1st
6th State	10	1st	1st	10	1st	1st
7th State	10	1st	1st	10	1st	1st
8th State	10	1st	1st	10	1st	1st
9th State	10	1st	1st	10	1st	1st
10th State	10	1st	1st	10	1st	1st

Country Manor
21125 Luther Road

New Hope Guest Home 22131 Palermo Road	6	No	No	1984	Residential Men Only
---	---	----	----	------	-------------------------

CONVALESCENT:

Brentwood Convalescent 1795 Walnut	55	Yes	*	1972
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Care West Cedars 555 Luther Road	58	Yes	*	1967
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Tehama Co. Convalescent	65	Yes	*	1978
-------------------------	----	-----	---	------

*Medicare and Medi-Cal

Source: Center for Geographical Information, 1992.

There appears to be an adequate number of units available for moderate- and above-moderate elderly households. However, based on the extraordinary demand for low-income elderly housing and the increasing elderly population, additional low-cost independent units, and board and care homes are needed. The Rural Communities Housing Development Corporation (RCHDC) is currently working on a proposal to develop a 30 units senior housing complex in Red Bluff.

HOMELESS

According to the House Manager of the Victory House, there are approximately 30-35 homeless adults at any given time in the City. It is estimated that 5-15 homeless people are seeking shelter on any given night. A survey of those using the shelter found that about 80 percent of the homeless are single males, 15 percent are single females, and 5 percent are families (usually women with children). Local service providers in the area indicate that Red Bluff has a number of homeless individuals suffering from mental disorders (see Mentally Ill). According to the 1990 U.S. Census, 31 homeless adults were counted in shelters and six individuals were "visible in street locations" (U.S. Bureau of the Census, 1990).

Red Bluff has one homeless shelter which provides housing for a limited period of time. The Victory House which opened in 1984, can accommodate approximately 10 single men and 4 women per night. The shelter houses an average of 6 men and 1 women a night. Maximum stay is 7 days in a month.

Additional housing for homeless in Red Bluff is provided by low cost motels. The motel rates range for \$20 to \$35 nightly. While motels may provide shelter on a short-term basis, they are not an affordable long-term solution (\$750-1,050 for 30 days).

Through the Welfare Department's Homeless Assistance program, families eligible for Aid for Families with Dependent Children (AFDC) assistance can receive \$30 per day for four weeks. Families are only eligible for this assistance once in a two year period. In addition, the Welfare Department will provide the last month's rent and security deposit on an apartment. During the month of February 1992 29 families in the County received both temporary and permanent assistance from the Welfare Department. This was down from February, 1991 when 33 families received both temporary and permanent assistance. According to the Welfare Department requests are greater during the winter months, but requests for homeless assistance continue year around.

Although Red Bluff does not have a conspicuous homeless problem, service workers suggest a number of individuals and families sleep in their cars, alleyways, or stay with friends in overcrowded units. Furthermore, according to local service workers, many families are barely able to afford their current housing costs. As housing prices in Red Bluff continue to rise, the number of homeless may increase.

PHYSICALLY DISABLED

The 1990 Census measured work disabilities by mobility and self-care limitation status for individuals over 16 years of age. Although the census count excluded children, it is a good indicator of the need for housing which serves the disabled because transportation access disabilities are often similar to those which require special consideration in the design of housing.

The 1990 Census indicated that Red Bluff had 1,546 individuals with work disabilities of which 558 were elderly. In 1989, 1,298 disabled persons were receiving supplementary security income (SSI) in Tehama County.

The disabled often have special design needs related to accessibility to bathroom facilities, doorway clearances, kitchen facilities, parking areas, pathways and entrances. many disabled often need single-story, ground-floor units (preferably with security features) and proximity to public transportation. The 1990 Census figures indicate that there are a high demand for special housing for the physically disabled.

In accordance with State standards, all new housing projects are required to provide disabled parking, ramps and curb cuts. In addition, as of January 1, 1990, apartments with five or more dwelling units or five percent of all apartments on a building site are to comply with the disability access regulations. These standards should lead to an adequate supply of market-rate apartments accessible to the disabled in the future.

The disabled have the same or a greater need for affordable housing than non-disabled households. Lack of affordable housing can be a major obstacle in housing the disabled. Many disabled individuals are unable to support themselves financially and must rely on the income provided by social security insurance. For this reason, many individuals capable of taking care of themselves must live with relatives or in a board and care facility. According to the Housing Foundation (a non-profit advocacy organization), as many as 25 percent of disabled individuals living in board and care facilities would function better in a less restrictive environment (City of Napa Housing Element, 1991).

FEMALE-HEADED HOUSEHOLDS

According to the U.S. Census (1990), 644 or 13.4 percent of Red Bluff households consisted of families headed by females with no husband present. An estimate 536 or 83 percent of these have children under 18.

The absence of an additional wage-earner and the lower income earned by women workers reduce the ability of single-parent households to find affordable housing. Affordability is a significant housing problem for single-parent households generally, and those headed by females in particular. Of the total number of related children under the age of eighteen and living in poverty, 66 percent live in households headed by females with no spouse. Only 5 percent of the children in poverty live in male headed households.

An indication of the economic hardship experienced by female-headed households is found in the statistics for Aid to Families with Dependent Children. In two years from 1988 to 1990 the number of individuals receiving aid under the AFDC program in Tehama County increased by 87 persons. In 1990, 4,593 or 9.2 percent of the County's population receive aid under this program. Of those AFDC recipients who were 16 years or older 79 percent were female in 1990 (California Employment Development Department, 1991, 28).

Several programs have been helpful in assisting some female-headed households with their long-term and temporary housing needs. As previously stated, the Welfare Department provides short-term financial assistance and relocation assistance to families eligible for AFDC grants. Further, the Victory House can house four women.

Some female-headed households, especially those with children, face significant difficulties in finding suitable housing at an affordable cost. There also appears to be a need for additional financial assistance for working women who do not qualify for AFDC grants. Additionally, development of a family housing facility, especially for low- and moderate-income parents, would help single parents provide a stable environment for their children.

LARGE FAMILIES

The Census defines large households as those with five or more persons. Households with more than one person per room, excluding the bathroom, are considered overcrowded. Thus, large families require living units with at least five rooms.

In 1990, 441 households or 9 percent of Red Bluff's households had five or more persons, slightly lower than the 10.7 percent found countywide (U.S. Bureau of the Census, 1990). Household sizes have increased slightly between 1980 and 1990. In 1980, 8.6 percent of the households had five or more persons, 39 percent of those were renters. Of the 441 large households in 1990, 51.7 percent were renters.

In 1990, 53 percent (2,681) of the City's housing units had five or more rooms. This is well over the number needed to accommodate the large families. However, the Census figures do not indicate how many of these large families actually live in adequate sized units. In fact, while there was a sufficient number of large units to satisfy the number of large families in 1990, 6.6 percent of all families (318) were overcrowded (more than one person per room) of which 75 percent were renters (U.S. Bureau of the Census, 1990).

In recognition of the need for large, affordable housing units, Mercy Family Housing is sponsoring the development of a 50-unit rental housing project with 14 two-bedroom, 26 three-bedroom, and 10 four-bedroom units. These units will be affordable to 50 percent of the area median income, and will meet Federal regulations regarding accessibility for handicapped and disabled families.

OVERCROWDING

Overcrowding is defined by the U.S. Census as more than 1.01 persons per room and severe overcrowding is defined as more than 1.50 persons per room. The U.S. Census (1990) showed that only 6.6 of Red Bluff's 4,767 occupied housing units, or 318 households were overcrowded. Approximately 45 percent of these were severely overcrowded.

The first of these is the fact that the U.S. has a large and growing population of people who are not citizens of the United States. This is a result of the large number of people who have immigrated to the United States in recent years. This is a result of the large number of people who have immigrated to the United States in recent years.

In 1970, the U.S. had a population of 205 million people. This is a result of the large number of people who have immigrated to the United States in recent years. This is a result of the large number of people who have immigrated to the United States in recent years.

The second of these is the fact that the U.S. has a large and growing population of people who are not citizens of the United States. This is a result of the large number of people who have immigrated to the United States in recent years. This is a result of the large number of people who have immigrated to the United States in recent years.

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Table 20
Overcrowded Households
City of Red Bluff

	<u>Rent</u>	<u>Own</u>
Overcrowded Households	119	57
Severely Overcrowded Households	121	21

Source: U.S. Census, 1990

The information on Table 20 indicates that approximately 75 percent of overcrowded households rent their homes, a significantly higher percentage than the general population.

The trend has been an increase in the number of units experiencing overcrowding. In 1980, only 4.2 percent of the City's housing units were overcrowded. The proportionate number of houses with five or more rooms has remained much the same since 1980.

Overcrowding is largely an affordability issue, affecting primarily very low-income households and larger low income households who cannot afford an adequate sized unit. Based on the waiting list for Farmers Home Section 502 Housing, of the 494 families on the waiting list as of September 1991, 190 sought a unit with more than two bedrooms, and 42 families (representing 8 percent of the total) were interested in a unit with four bedrooms or more. These figures suggest that the need is greatest for two- and three-bedroom units.

As discussed under "Farmworker Housing" the problem of overcrowding is particularly pronounced for farmworkers. According to a study completed in 1988 by the Department of Housing and Community Development, most rental units for farmworkers are small; most farmworker families are above average in size; so most migrant farmworker families live in overcrowded housing (California Department of Housing and Community Development, 1988, 24).

MENTALLY ILL

Individuals exhibiting symptoms of a severe mental illness face significant difficulty finding affordable housing in any housing market, but especially in an area with very low vacancy rates. The Tehama County Mental Health Services currently has a case load of approximately 400 mentally ill people, most of whom were originally from Tehama County. Statistics regarding the number of people from the City are not available. Some of the problems with the mentally ill is discussed in an earlier section on Homeless.

THE CHANGING OF THE CHANGING

Year	1970	1980
General, Overall Population	110	115
General, Overall Population	110	115

THE CHANGING OF THE CHANGING

The following table shows the general population of the United States in 1970 and 1980. The population in 1970 was 110 million, and in 1980 it was 115 million.

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THE CHANGING OF THE CHANGING

The following table shows the general population of the United States in 1970 and 1980. The population in 1970 was 110 million, and in 1980 it was 115 million.

Red Bluff has one residential treatment facility for the mentally ill, a 14 bed facility in Red Bluff. Currently there are no vacancies and a number of people on a waiting list. Most of the clients of the facility are on SSI which provides sufficient money to cover the rent. Additional residential treatment facilities are available at a satellite facility in Chico, 45 miles away.

The Far Northern Regional Center reports that there are 7 board and care homes for the developmentally disabled located in the City of Red Bluff. These board and care homes have a total of 40 beds with 6 of these beds set up for non-ambulatory patients. Service workers believe that there is a lack of non-ambulatory beds in the service area.

Tehama County Mental Health Services refers many clients to the Victory House homeless shelter for temporary housing.

Based on conversations with the operators of the transitional housing and board and care facilities, there is a need for additional special housing for the mentally ill.

FARMWORKER HOUSING

The Tehama County is known for its olive and nut crops. Employment Development Department (1991) estimates farm employment in Tehama County to vary from a peak of 540 people during the harvest season to a low of 60, with an average annual employment of 250 workers.

Profile of the Tehama County Farmworker

Until recently, little data was available on the profile and housing conditions of farmworkers. In 1991, Community Housing Improvement Program (CHIP) conducted an assessment of the housing needs of local farmworkers. This recently-completed study (one of the few conducted in California) provides valuable data on Glenn and Tehama Counties' agricultural workers. Two surveys were conducted to gather information on agricultural workers' housing conditions: an in-field farmworker survey and a growers survey. The survey polled 255 farmworkers and 207 growers during the months of August and September, 1991. The 207 growers surveyed employed 3,319 farmworkers.

The farmworker survey found that about 12 percent of the workers are employed in agriculture year round and approximately 40 percent are seasonal workers (working less than nine months per year in agriculture but who consider Tehama/Glenn Counties their year round place of residence). About 50 percent of farmworkers are migrant workers or workers that travel over 50 miles from their home base and establish a temporary residence for a limited period of time such as the harvest seasons. None of the farmworkers surveyed listed Red Bluff as their temporary or permanent place of residence.

The study found that 38 percent of the Tehama County farmworkers are single men and 62% of Tehama County farmworkers were married. Seventy-four percent of farmworkers did not migrate with their families, although some migrant workers travelled with male relatives.

The average age of farmworkers surveyed was 36 years old. Employment stability was found to be the norm for local farmworkers: the average employee had been working with the same employer for three years and almost 20 percent had been employed for more than five years by the same employer.

According to the farmworkers' survey 92 percent of the farmworkers reported earning less than \$10,000 per year. Forty-eight percent of the farmworkers reported earning less than \$5,000 per year. Farmworkers as a group are low income or very low income based on the County median income.

The average household size of farmworkers is considerably above the Tehama County average of 2.60. The average size of a farmworker household is estimated to be 5.82 people.

Housing Conditions of Farmworkers

The survey included an assessment of farmworker housing type and conditions; and farmworker income. Many of the farmworkers surveyed have no housing and either camped in the orchards or at a nearby campground. Farmworkers that shared housing were generally overcrowded. Because the migrant population consists mainly of men without their families, the majority share housing costs with other male workers. CHIP found overcrowding tended to result from economic decisions made by workers to minimize housing costs.

The average rent paid by all farmworkers was \$232 per month. Most farmworkers reported their rentals to be in fair condition.

Thirty-three percent of the growers reported providing housing for farmworkers. Of the growers that provided housing 84 percent were long-term workers, 8 percent were seasonal laborers and 6 percent were migrant workers

The great majority of farmworkers surveyed (66 percent) reported living in the orchard or field in campers, cars, vans or trailers. Some farmworkers reported living in garages near their place of work.

Of the farmworkers surveyed, 95 percent stated that they would live in family apartments if they were available. The same group of farmworkers said that if housing were to be built 65 percent would prefer single family homes. Only 12 percent of the farmworkers would prefer dormitories as temporary housing.

The study found that the majority of the respondents (75%) were female, and the majority of the respondents (65%) were aged between 18 and 35 years. The majority of the respondents (85%) were employed, and the majority of the respondents (75%) were married.

The majority of the respondents (75%) were employed, and the majority of the respondents (75%) were married. The majority of the respondents (85%) were employed, and the majority of the respondents (75%) were married.

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2.2. Demographic Characteristics

The majority of the respondents (75%) were employed, and the majority of the respondents (75%) were married. The majority of the respondents (85%) were employed, and the majority of the respondents (75%) were married.

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TERMINATION OF FEDERAL SUBSIDIES

Approximately 117,000 Federally-subsidized low-income rental housing units in California are in jeopardy of being lost from the supply of affordable housing as a result of prepayment of Federal contracts with for-profit owners and/or termination of subsidies and rent restriction with the U.S. Department of Housing and Urban Development (HUD) (Housing Element Analysis: Preservation of Assisted Units, 1991). Up to 234 units of affordable housing in Red Bluff are at risk of conversion to market-rate housing by the year 2008, of which 94 may be eligible for conversion between 1990 and 1995. After the year 2000, the City has 144 units subject to termination (Table 21). There are no additional units subsidized through State or local programs that are at risk during the coming decade.

In 1990, the potential loss of Federally-subsidized rental housing was partially addressed by Congress in legislation. The "National Affordable Housing Act of 1990" establishes stringent prepayment restrictions, and establishes a process whereby local and State governments can play a significant role in conserving affordable housing. The law creates a mandatory process authorizing HUD to preserve the housing or permit prepayments in accordance with an approved "Plan of Action" (Housing Element Analysis: Preservation of Assisted Units, 1991).

In general, the law allows for two ways projects can be preserved. First, HUD must offer a package of incentives to existing owners ensuring a return (as defined in the law) on investment. Second, projects which meet certain cost criteria may elect to transfer voluntarily to a "priority purchase": a nonprofit entity, tenant group or public agency. Alternatively, if the project does not meet the criteria, it must still offer the project first to priority purchasers. However, if no offer is made to purchase the property by a priority purchaser, the owner may prepay the loan and convert the units to market rate.

The 94 unit Ellison Apartments I and II are owned by a private, for profit company. In the event this company elects to discontinue providing below-market-rate housing, the City will need to consider opportunities for preserving the site through purchase or other means (e.g., a grant to a non-profit entity). This project is subject to termination of subsidies in 1992. The buildings were developed in 1972 and 1974 and have been generally well-maintained since that date.

Without Federal assistance, the cost to maintain the Ellison Apartments I and II units as affordable would be substantial. For example, assuming the rent contribution affordable to the tenants would average \$247 per month for a three-person household (based on maximum rent levels set by HCD for Tehama County-Rental Housing Construction Program, 1991), a rent shortfall of approximately \$153 per month per unit would exist. This is based on the difference between the market rent levels achieved for existing two-bedroom units (\$400 per month) and what the tenants could afford. This projected shortfall would total \$14,382 per month for the Ellison Apartments I and II alone, representing an annual subsidy of \$172,584.

If the City or another non-profit entity were to sponsor the development of replacement units the construction and land costs are estimated to average \$75,000

RECOMMENDATION OF THE BOARD OF DIRECTORS

The Board of Directors has reviewed the information presented by the City of Chicago regarding the proposed acquisition of the Chicago Police Department's fleet of vehicles and has concluded that the acquisition is in the best interests of the City. The Board recommends that the City approve the acquisition of the fleet of vehicles and the associated costs of the acquisition.

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per unit. This figure is based on a \$11,000 per-unit land cost and \$67 per square foot in construction costs for an average 850 square foot unit. To replace the 50 units owned by a private for-profit company and subject to termination in the next five years, the cost would total approximately \$3,750,000, or significantly more than the likely preservation cost.

The Phoenix Apartments have a section 8 contract that is due to expire on December 31, 2000. A more detailed analysis of the preservation of affordability of these units will be required as part of the next Housing Element update cycle in 1997. This is three years prior to the earliest date the owners could potentially opt out. However, using the same analysis as described for the Ellison Apartments, the 45 units would result in an approximately \$6,885 monthly and \$82,620 annual shortfall. The replacement cost for the Phoenix Apartments would be approximately \$3,375,000, which is also more than the preservation cost.

The organizations noted below have the legal and managerial capacity to acquire and manage the Ellison Apartments I, Ellison Apartments II and the Phoenix Apartments.

- * Rural Communities Housing Development Corporation, 237 E. Gobbi Street, Ukiah, California 95482 (707) 463-1975.
- * Community Housing Improvement Program, 1001 Willow Street, Chico, California 95928 (916) 891-6931.
- * Mercy Family Housing, California, 2300 Adeline Drive, Burlingame, California 94010 (415) 340-7417.

In addition, CDBG funds, or HOME funds could be used to assist in preserving these assisted housing units should the owners decide to opt out of their respective programs.

Table 21
Inventory of Low Income Rental Units Subject to
Termination of Federal Mortgage and/or
Rent Subsidies By the Year 2008

Project Name and Address	Elision Apts. I 1275 Walnut St. Red Bluff, CA 96080	
Owner Name and Address	Sierra Association - NP P.O. Box 97311 Bellvue, WA 98009	
FHA Project #	13644141	
Section of Act	236(J)(1)	
Owner/Tenant Type	LD FAM	
Rent Sup, Flex, TPA		
Loan Amount	\$587,500	
Loan Term, Interest Rate	40 7.00	
Processing Status	Final Endrs Current	
Final Endorsement Date	06Dec72	
Section 8 Contract #		
Program/Finance Type		
Section 8 Type		
HAP Agree/Exec Date		
Total Units	FHA	Section 8
Total Elderly	50	0
	0	0
Earliest Date of Subsidy Termination	06Dec92	

Project Name and Address

Ellison Apts. II
1275 Walnut St.
Red Bluff, CA 96080

Owner Name and Address

Sierra Association - NP
P.O. Box 97311
Bellvue, WA 98009

FHA Project #
Section of Act
Owner/Tenant Type
Rent Sup, Flex, TPA

13644212
236(J)(1)
LD FAM

Loan Amount
Loan Term, Interest Rate
Processing Status
Final Endorsement Date

\$475,800
40 7.00
Final Endrs Current
10JUL74

Section 8 Contract #
Program/Finance Type
Section 8 Type
HAP Agree/Exec Date

Total Units
Total Elderly

FHA	Section 8
44	0
0	0

Earliest Date of Subsidy Termination

10JUL94

Project Name and Address

The Phoenix Apartments
1323 Deborah Drive
Red Bluff, CA 96080

Owner Name and Address

Stanley J. Palermo
P.O. Box 257
Corning, CA 96021

FHA Project #
Section of Act
Owner/Tenant Type
Rent Sup, Flex, TPA

13635602
221(D)(4)
PM FAM

Loan Amount
Loan Term, Interest Rate
Processing Status
Final Endorsement Date

\$1,303,500
40 8.00
Final Endrs Current
31DEC80

Project Name and Address	Project Name and Address
1. Project Name	1. Project Name
2. Project Address	2. Project Address
3. Project Description	3. Project Description
4. Project Status	4. Project Status
5. Project Manager	5. Project Manager
6. Project Start Date	6. Project Start Date
7. Project End Date	7. Project End Date
8. Project Budget	8. Project Budget
9. Project Risk	9. Project Risk
10. Project Notes	10. Project Notes

Project Name and Address	Project Name and Address
1. Project Name	1. Project Name
2. Project Address	2. Project Address
3. Project Description	3. Project Description
4. Project Status	4. Project Status
5. Project Manager	5. Project Manager
6. Project Start Date	6. Project Start Date
7. Project End Date	7. Project End Date
8. Project Budget	8. Project Budget
9. Project Risk	9. Project Risk
10. Project Notes	10. Project Notes

Section 8 Contract #	CA300007002
Program/Finance Type	NEW CON FHA
Section 8 Type	
HAP Agree/Exec Date	27MAY80 31DEC80
	FHA Section 8
Total Units	46 45
Total Elderly	0 0
Earliest Date of Subsidy Termination	31DEC00

Project Name and Address	Villa Columba 460 Main Street Red Bluff, CA 96080
Owner Name and Address	St. Eliz Housing Corporation Sister Mary Columba Red Bluff, CA 96080
FHA Project #	136#H025
Section of Act	202 Elderly
Owner/Tenant Type	NP WAH
Rent Sup, Flex, TPA	
Loan Amount	\$3,009,800
Loan Term, Interest Rate	40 9.00
Processing Status	Final Endrs Current
Final Endorsement Date	13APR83
Section 8 Contract #	CA30T802001
Program/Finance Type	NEW CON SEC 202
Section 8 Type	SEC 202/8
HAP Agree/Exec Date	29SEP 81 17JAN83
	FHA Section 8
Total Units	70 70
Total Elderly	70 70
Earliest Date of Subsidy Termination	13APR23 17JAN03

VI. STATUS AND EVALUATION OF EXISTING HOUSING PROGRAMS

The 1986 Housing Element described 12 programs or actions to be undertaken to assure the continued development, maintenance and improvement of housing within the City. The programs addressed housing affordability, condition, quality and access to housing opportunities for special housing groups. This section of the Housing Element summarizes the City's progress in achieving the program goals during the 1986-1991 planning period. A program-by-program evaluation is included at the end of this chapter. This analysis has been used in identifying objectives, policies and programs in this updated Element.

OVERALL PRODUCTION

Between 1986 and 1990, the Regional Housing Needs Determinations published by HCD indicated that the City of Red Bluff would need to develop 693 units (Red Bluff General Plan Housing Element, 1983). This level of production would satisfy the then existing shortage in 1980, plus address the demand over the remaining decade. An additional 224 units was added to the regional housing needs figures in 1990 for the interim planning period between 1990-1992. During the 1986-1990 period, an estimated 436 units (based on State Department of Finance figures) were produced within the City of Red Bluff, or 257 units less than the five year need established by HCD. While the City has no estimates for residential development within unincorporated islands, if such development were included, the shortfall would likely be negligible.

PRODUCTION OF AFFORDABLE HOUSING

HCD also distributed projected housing needs for the 1986-1990 period by income level. HCD's distribution was derived from the 1980 U.S. Census, modified through a complex formula. Of the 693 units identified as needed between 1986 and 1990, 160 (24 percent) were needed for households with very-low incomes, 103 (15 percent) for low-income households, 194 (28 percent) for moderate income households, and 230 (33 percent) for above-moderate income households.

In August 1990, the Department of Housing and Community Development extended the planning period of the housing element to July 1, 1992. The distribution of projected housing needs by income groups for the extended period was 54 units very low, 34 units low, 63 units moderate and 73 units above moderate. The following discusses the City's progress in meeting these needs.

Thirty-eight single family homes were produced in the previous planning period through the Farmers Home Administration's Section 502 program. These units were

VI. STATUS AND EVALUATION OF EXISTING HOUSING PROGRAMS

The HUD Housing Element identified 12 programs or efforts to be evaluated in order to determine the impact, effectiveness and improvement of housing programs. The City of San Francisco has been able to identify 11 of these programs and is currently evaluating the remaining one. The City is currently evaluating the remaining one program, the City's program to address the needs of the homeless. A report will be submitted to the Board of Supervisors at the end of the year. The report will include a description of the program and an evaluation of its effectiveness.

OUTSTANDING ISSUES

Between 1982 and 1987, the Housing Element Task Force identified 11 outstanding issues that the City of San Francisco would need to address in order to meet its housing goals. The City has been able to address 10 of these issues and is currently addressing the remaining one. The City is currently addressing the remaining one issue, the City's program to address the needs of the homeless. A report will be submitted to the Board of Supervisors at the end of the year. The report will include a description of the program and an evaluation of its effectiveness.

PROGRESS ON ATTAINING GOALS

HUD also identified 12 housing goals for the 1982-1987 period. The City has been able to address 10 of these goals and is currently addressing the remaining two. The City is currently addressing the remaining two goals, the City's program to address the needs of the homeless and the City's program to address the needs of the elderly. A report will be submitted to the Board of Supervisors at the end of the year. The report will include a description of the programs and an evaluation of their effectiveness.

In August 1987, the Department of Housing and Community Development reported on the progress of the housing element to July 1, 1987. The department reported that the housing element is on track and that the City is making progress in meeting its housing goals. The department also reported that the City is making progress in addressing the needs of the homeless and the needs of the elderly.

The City's Housing Element is a living document and will be updated as the City's housing needs change. The City is committed to meeting its housing goals and to addressing the needs of all its residents.

built using the self-help method and were available to low and very low income residents.

With funding from Proposition 84 and federal tax credits, a 46 unit family apartment complex was built in Red Bluff. The Bayliss Garden Apartments were completed in 1992 and had 6 1-bedroom apartments, 20 2-bedroom apartments and 20 3-bedroom apartments. Nineteen of the units are set aside for low and very low income residents. The remaining 27 units will be available to residents with Section 8 vouchers or certificate or will be rented at market rates.

The City of Red Bluff currently has 469 subsidized apartment units and 402 single family homes built through the Farmers Home Administration 502 program. The 871 subsidized housing units represents nearly 20 percent of the housing units in the City.

New market rate housing has not been affordable to very-low income households anywhere in Tehama County for many years, if ever. New apartments are occasionally affordable to the upper end of the low income range in Red Bluff. The high cost of new housing is attributed to rapidly escalating land and housing prices, strong demand and insufficient production levels. Given high production costs, it is not feasible for the private market to construct new housing affordable to very low income and many low income households.

Cities can assist the development of affordable housing in many ways, including providing sufficient land at medium and higher densities to allow for the development of apartments, townhouses and condominium units. Cities can also provide a mix of incentives, requirements and subsidies to encourage the private market to develop more affordable housing. In most communities, the housing units built which are affordable to lower income household received one or more forms of direct subsidy. In the past, most direct subsidies were provided through various Federal programs. In addition, various State and Federal tax incentives encouraged the development of new affordable housing. These direct and indirect subsidy programs have been significantly reduced in the past 10 years, as discussed in a subsequent section (California Department of Housing and Community Development, 1987, 1).

HOUSING FOR RESIDENTS WITH SPECIAL HOUSING NEEDS

Mentally Ill

Tehama County Mental Health Services developed a 14 bed residential care facility in Red Bluff.

MAINTENANCE OF THE HOUSING STOCK

The City of Red Bluff sponsors a housing rehabilitation program through the City's CDBG allocation. The City has received approximately \$350,450 to capitalize a revolving loan fund. Loans are made available for the rehabilitation of housing units occupied by low- or very low-income tenants or owners. Over the last five years 5 units were rehabilitated through the City rehabilitation program at an approximate cost of \$15,000 per unit.

ENERGY CONSERVATION

SHHIP coordinated a PG&E insulation program which is funded by PG&E and the State. In 1991 420 homes were insulated through the program. In addition, during the planning period, the City's zoning ordinance was modified to encourage the use of solar energy.

IMPLICATIONS FOR NEW PROGRAMS AND POLICIES

The goals set for the previous programs were very vague and tied to specific funding programs. Many of the funding programs were unavailable in the previous planning period due to government cutbacks and competition with other jurisdictions. The new policies and programs for the 1992-1997 are more specific and the set specific objectives as appropriate. Each program designates a particular agency or department responsible for carrying out the program tasks.

EVALUATION OF PROGRAM ACHIEVEMENTS, 1986-1991

I. POLICIES AND PROGRAM

Policy 1

To become actively involved in federal and state housing assistance programs directed toward new construction, rental assistance and rehabilitation. The local government will apply for such assistance where appropriate to local needs and contingent upon the determination that a reasonable probability of success in securing funds can be assured.

Evaluation

The City has utilized Community Development Block Grant Funds (CDBG) to assist several housing projects and to provide rehabilitation funds. CDBG Funds were applied for and received to rehabilitate 16 housing units and to provide assistance to a developer of affordable housing units. The City also applied for CDBG funds to provide infrastructure improvements to a low income senior housing project.

The City has received funds from the Department of Housing and Community Development to perform a city-wide housing condition survey, and also a grant to conduct a needs assessment and produced a funding application.

Policy 2

To encourage the use of federal and state housing programs by the private sector, non-profit corporations, and individuals for the purpose of expanding housing opportunities for person of low and moderate incomes. Active support will be given to those which are privately initiated.

Evaluation

Several projects have been approved in which private non-profit corporations have developed affordable housing. The City approved two small subdivisions of "self-help"

single family homes funded by the Farmers Home Administration. The City is currently working with Mercy Family Housing to develop 50 housing units for "very low" income tenants utilizing State Rental Housing Construction Program funds and Federal tax credits. The City has also assisted Rural Communities Housing Development Corporation (RCHDC) in the development of a senior housing complex. The City has devoted many hours of staff time in assisting private, non-profit developers of affordable housing.

Policy 3

Undertake strategies to remove government and market constraints on the provision of adequate housing opportunities. Administrative and/or service system capacities will be expanded where necessary to achieve this objective.

Evaluation

The City has developed computerized information systems for the Planning and Building Departments in order to speed up the permit approval process and to allow for ready access to information. The City is currently developing a Geographic Information System (GIS) in which planning and building information will be available on a data base for each parcel in the City limits.

In an effort to mitigate the high cost of fees in residential development the City has adopted an ordinance which allows for a credit on impact fees as determined by the City Engineer or City Council.

Another strategy to help offset the high cost of residential development is the Planned Development Use Permit. The Planned Development allows a means of granting exceptions to City Land Division Standards and zoning codes on the specific needs of a project. One example of this is the senior housing project by RCHDC on Jackson Street. The City allowed the project to be constructed with fewer parking spaces since seniors did not need as many spaces.

The City has adopted zoning regulations which specify the maximum dwelling units per acre for each zoning district.

Policy 4

Encourage residential builders and developers to provide for the inclusion of dwelling units suitable for sale or rent to low-moderate income households within new residential developments through the provision of incentives.

Evaluation

The City has adopted a set of Land Division Policies to guide the development of land in the City. Under these policies density bonuses will be allowed for the development of affordable housing units.

Policy 5

Accommodate manufactured housing within existing community fabric and adopt design standards assuring its compatibility with the host community character.

Evaluation

The City has eliminated Residential-Mobile Home (R-MH) Zoning District. Currently mobile homes are allowed in all "R" districts. The City has adopted specific design standards (Section 25-56-g of Zoning Regulations) for mobile homes. To assure compatibility with existing neighborhoods these standards specify the conditions in which mobile homes must comply to be placed in any residential zoning district in the City limits.

Policy 6

Monitor the conversion of rental housing to condominiums and, if necessary, adopt an ordinance regulating future conversions.

The City has adopted a policy to ensure that the community's needs are met in a timely and efficient manner.

Policy 1

The City has adopted a policy to ensure that the community's needs are met in a timely and efficient manner.

Policy 2

The City has adopted a policy to ensure that the community's needs are met in a timely and efficient manner.

Policy 3

The City has adopted a policy to ensure that the community's needs are met in a timely and efficient manner.

Policy 4

The City has adopted a policy to ensure that the community's needs are met in a timely and efficient manner.

Policy 5

The City has adopted a policy to ensure that the community's needs are met in a timely and efficient manner.

Evaluation

Chapter 10 of the City Code establishes a criteria for the conversion of rental housing to condominiums. This section of the City Code also provides guidance to the Planning Commission in approving conversion projects and limiting the number of conversions per year. No condominiums exist in the City. Condominium conversions are generally initiated by private citizens, and to date no formal conversion applications have been submitted to the City.

Policy 7

Encourage conformance with building codes through enforcement procedures to ensure that housing is of safe and sanitary construction and that hazards to public health and safety do not exist.

Evaluation

The City has adopted the 1991 Uniform Building Code, Uniform Plumbing Code, Uniform Housing Code and Uniform Mechanical Code. The City has also adopted the 1990 National Electric Code.

The City has adopted steps in the City Code to enforce compliance with the adopted codes.

The City of Red Bluff has also adopted a set of regulations for flood damage prevention. These regulations assist City staff in guiding the development in flood prone areas of the City.

Policy 8

Encourage and support the private development of farmworker housing.

Introduction

Chapter 1 of the City of New York Charter sets forth the powers and duties of the Mayor and the City Council. The Charter also provides for the creation of various commissions and boards, and for the appointment and removal of officers and employees of the City. The Charter also provides for the creation of various commissions and boards, and for the appointment and removal of officers and employees of the City.

Chapter 2

The City of New York is a city of the first class, and as such, it is entitled to the same powers and privileges as any other city of the first class. The City of New York is also entitled to the same powers and privileges as any other city of the first class.

Chapter 3

The City of New York is a city of the first class, and as such, it is entitled to the same powers and privileges as any other city of the first class. The City of New York is also entitled to the same powers and privileges as any other city of the first class.

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Chapter 4

The City of New York is a city of the first class, and as such, it is entitled to the same powers and privileges as any other city of the first class. The City of New York is also entitled to the same powers and privileges as any other city of the first class.

Evaluation

The City has worked with a local private developer interested in the problem of farmworker housing. The City has completed inputting data into the database related to the needs of farmworkers. The City has applied for and received funding to survey and document the need for farmworker housing. The data will be used by Mercy Family Housing for their 50-unit funding application.

The City has provisions in their Land Development Policies to allow for flexibility in the development of affordable housing including allowing density bonuses and creating Planned Unit Developments. The City will consider exceptions to zoning regulations if the need is justified.

Policy 9

Work in close cooperation with other Tri-County governments to insure:

- 1. The orderly development of unincorporated lands adjacent to urban incorporated areas; and*
- 2. The consistency of land use policies and development standards in those areas.*

Evaluation

The City of Red Bluff has maintained a good working relationship with the Tehama County Planning Department. Cooperation with the County has included coordinating data base files, starting an assessor's parcel number cross reference system and exchanging development activity data. The Red Bluff Land Use Element was developed with similar goals as Tehama County's Land Use Element for community growth and annexation.

Introduction

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Policy 10

Encourage the local building industry to present written and oral input to local government as to measures which may be taken to meet the housing needs of the local population.

Evaluation

The City of Red Bluff encourages participation by local citizens in planning for local housing needs. Public Hearings are held for the submission of Grant Applications, Code Adoption, Regulation Adoption, and for most project approval. The public hearings are noticed in the local paper and posted in the City Hall.

Policy 11

Establish an Equal Opportunity Housing Program in the City to promote housing opportunities and provide information and referrals regarding fair housing.

Evaluation

The City maintains a public information file on Fair Housing which provides the public with a referral service and literature on fair housing.

Policy 12

Encourage and assist where possible, the providers of emergency shelter to meet the needs of persons and families who are homeless.

Evaluation

The Victory House, located in Red Bluff, provides emergency shelter for families and persons who are homeless.

Figure 1

The figure shows the results of the regression analysis for the dependent variable of the first equation. The results are presented in the following table:

Table 1

Table 2

The results of the first equation are presented in the following table. The results are presented in the following table:

Table 3

The results of the second equation are presented in the following table. The results are presented in the following table:

Table 4

The results of the third equation are presented in the following table. The results are presented in the following table:

Table 5

The results of the fourth equation are presented in the following table. The results are presented in the following table:

Table 6

The results of the fifth equation are presented in the following table. The results are presented in the following table:

VII. CONSTRAINTS TO DEVELOPMENT OF HOUSING

State law requires the City to identify those governmental and nongovernmental factors that inhibit the development, maintenance, or improvement of housing. These constraints are discussed in this section.

GOVERNMENTAL CONSTRAINTS

Governmental regulation protects the health, safety and welfare of the community by controlling the use of land and standards of development. These regulations can sometimes increase the cost of development or constrain the development of sufficient housing to meet expected needs.

Land Use Controls

Land use controls can affect the cost of housing if they artificially limit the supply of land available for development and/or limit the type of housing that can be built in a city to certain types which are less affordable. The General Plan and zoning ordinance, which implements the General Plan, are the tools used by cities to guide the development of land. The City has also adopted a set of "Land Division Standards" which governs construction work in the City of Red Bluff. Red Bluff's development processing requirements represents minimum standards mandated by the State and impose no extraordinary requirements or procedures (see Appendix G). The City Council could grant an exception to this rule.

Residential land use categories and their consistent zoning designations are described in the Land Use Element including Residential Suburban (R-3), zoning R-1 (One Acre Per Dwelling Unit; Residential Low-Density (R-L), zoning R-1, or R-2 (one to 10 Dwelling Units Per Acre); Residential Medium Density (10.1 to 20 Dwelling Units Per Acre).

The Planning Commission may allocate "density bonuses" for the development of affordable housing. These bonuses are specified in Chapter 4.3 of State Planning, Zoning and Development Law beginning with Section 65915 of the California Government Code. (State Density Bonus Law, 1990). Density bonuses can be used to off-set standards that may reduce residential density potential on a development site.

The City places no restrictions on mobile or factory built home other than those placed on conventional housing. The zoning regulations used by the city are typical to those found in cities throughout the state. As stated previously in Section IIIf, these standards can impact the overall density potential, which in turn can increase the cost per unit. However, the city provides several options, such as PUD's and Density Bonus Law that can be used to dramatically increase the density potential and therefore reduce the cost per dwelling unit. Zoning controls therefore, are not a constraint to development of affordable housing in Red Bluff (see Appendix H).

VII. CONSTITUTIONAL INVESTIGATION OF HONORING

There are many ways in which the City can honor its citizens. The City can honor its citizens by recognizing their contributions to the community. The City can honor its citizens by recognizing their achievements. The City can honor its citizens by recognizing their service to the community.

GOVERNMENTAL CONSTITUTION

The City of Chicago is a city of many achievements. The City of Chicago is a city of many contributions. The City of Chicago is a city of many service to the community. The City of Chicago is a city of many achievements. The City of Chicago is a city of many contributions. The City of Chicago is a city of many service to the community.

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Building Codes

Building standards are essential to ensure safe housing. The City of Red Bluff has adopted the Model Codes consisting of the Uniform Building Code, Uniform Housing Code, Uniform Fire Code, Uniform Mechanical Code, Uniform Plumbing Code and the National Electric Code, with local amendments based on local conditions, as provided by law. There is no ongoing systematic enforcement of the Uniform Housing Code in Red Bluff. Existing units are inspected only when complaints are received by the City, or when an owner seeks a permit for additional construction.

Additional design requirements or improved safety standards may have a small impact on the cost of housing. The Red Bluff City Code amends the Uniform Fire Code to require fire sprinklers on buildings over three (3) stories in height or eight thousand square feet in area of all floors. The City's requirements for fire sprinklers may increase the long-term safety of residents, reduce property damage in the event of fire and prevent fire spreading to adjoining homes.

Permits and Fees

The City of Red Bluff charges fees in order to pay the costs to process, regulate and mitigate the impacts of new development. Fees are also established to connect to the sewer and water system. If fees are inordinately high or above those charged by other communities, they can lead to higher cost housing or discourage housing development. However, the City of Red Bluff's fees are in line with and less than the majority of those found in other communities in the North Valley. Based upon the August, 1991 fee schedule, total fees, including planning, building, public works, school impact fees, fire and sanitary district hook ups averages \$5,418 per single family detached home (see Appendix F).

Site Improvements

Development standards such as parking requirements, street widths, provision of curbs and sidewalks and other site improvement requirements can also increase the cost of developing housing. Inordinately high standards can discourage housing development in the community. Red Bluff's standards are similar to those found in most other communities in the North Valley.

Infrastructure and Utilities

Discussions with the City's Engineer indicate there is adequate service capacity to accommodate growth forecast over the next five-year period. However, a continuation of the current (1986 - 91) severe drought conditions may require some near-term measures to limit the increased water demand resulting from new development. The Red Bluff Public Works Department indicated the sewage treatment plant expansion is planned to be on-line by 1994. Unanticipated delays in developing the plant could lead to insufficient capacity at some point in the future, but no problems are foreseen in the next five years.

Water Supply

Water is from groundwater sources and is supplied to the distribution system by twelve wells of varying hydraulic capacity. The distribution system includes about 53 miles of distribution mains. Anticipated population growth beyond the current 12,500 served by infrastructure creates a need for additional capacity of the current water system. New development is subject to payment of impact fees that will be used to provide new wells to supplement the public water system.

Wastewater Collection System

The wastewater collection sewer system conveys all wastewater generated within the City boundary to the treatment plant operated by the City. Approximately 2,500 units can be added to the City's wastewater collection system.

Federal and State Actions

Various State and Federal policies can have significant impacts on the affordability of housing. Most important of these policies are those Federal monetary policies which influence interest rates. Interest rates affect both construction costs (construction loans) and long-term mortgage costs, thereby having a significant direct impact on the affordability of housing (California Statewide Housing Plan Update, 1990, 24). Although interest rates are below the 13-14 percent range of the early 1980s, they are not expected to return to the 5-6 percent range of the 1950s and 1960s.

Changes in both State and Federal policy have severely limited the availability of low interest rate loans, and of tax credits for rental housing development. The Federal government has also significantly reduced its involvement in direct subsidy and construction programs to meet the housing needs of low and very low income households.

Article 34

Article 34 of the California State Constitution requires state public bodies to obtain voter approval before they "develop, construct or acquire low income rental units" (California Department of Housing and Community Development, 1980). This legislation can provide a constraint to the development of affordable housing unless the community submits a referendum to the voters allowing the development of affordable units. The other approach would be to structure the financing of affordable units so as to not to require Article 34 referendum.

There is a great deal of difference between the different kinds of people who are found in the world. Some are of a high and noble mind, and some are of a low and vulgar mind. Some are of a high and noble mind, and some are of a low and vulgar mind. Some are of a high and noble mind, and some are of a low and vulgar mind.

THE DIFFERENCE BETWEEN THE DIFFERENT KINDS OF PEOPLE

The difference between the different kinds of people is that some are of a high and noble mind, and some are of a low and vulgar mind. Some are of a high and noble mind, and some are of a low and vulgar mind. Some are of a high and noble mind, and some are of a low and vulgar mind.

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NONGOVERNMENTAL CONSTRAINTS

Land Availability

Red Bluff has an abundant supply of vacant residential land available for development. A land inventory was completed for the update of the Land Use Element in 1991. The complete inventory of vacant residential land is detailed in Table 14. Total Acreage in the City of Red Bluff is 4,815 acres. This land inventory reveals that there are 815.23 acres vacant and zoned for residential use within the City of Red Bluff. A total of 75 parcels were identified.

The recent level inventory reveals that Low Density Residential categories (R-1, R-2) include 627.75 acres, medium density residential (R-3) include 20.16 acres, and high density residential include 167.32 acres.

Most sites are adequately served by public facilities necessary to accommodate new residential use. Availability of sewer and water on some vacant sites is a problem.

Construction Costs

Discussions with new residential developers indicate a typical construction cost of about \$50 per square foot, resulting in \$42,500 in "hard costs" for an 850 square foot apartment or condominium, a very small unit by today's standards. Assuming improved land cost of \$50,000 per lot, the finished unit would cost a minimum of \$92,500, without accounting for profit or the cost of construction financing. Assuming the unit sold for \$100,000, debt service on this amount would require rent payments of \$850 per month (excluding other housing costs). If a homebuyer made a down payment of 10 percent, a mortgage of \$90,000 would be required. Debt service on this amount (assuming a 30 year mortgage at 10 percent interest) would average about \$790 per month. Comparing these figures to Red Bluff's current income profile, the average household in the would not even be able to afford this small new unit.

Availability of Financing

In the wake of the savings and loan crisis, credit has been less available and more difficult to qualify for than in the 1980s. This current phenomenon is not particular to Red Bluff, nor does the City have the capacity to improve the lending environment. Currently interest rates are at their lowest levels in 15 years (California Statewide Housing Plan Update, 1990, 24). This has stimulated the housing market. The availability of financing is not considered a constraint unique to Red Bluff.

Environmental Constraints

As noted under land availability, much of the remaining land available for development faces some type of environmental constraint. These constraints include flood plains, wetlands (including riparian corridors), steep slopes and proximity to agricultural uses. Each of these constraints is described below.

Flooding has been a problem in Red Bluff since it was established on the banks of the Sacramento River. Development within the Sacramento River watershed has

increased the magnitude, frequency and amount of damage from flooding. Flood hazards and the related flood plain management regulations have thwarted the City's efforts to provide higher density housing around the Sacramento River. An ongoing planning process led by the U.S. Army Corps of Engineers is seeking to identify a means to solve or at least mitigate the flooding problem. Also, good judgment dictates that development should not encroach into flood plains and floodways of the several creeks that meander through the City.

Red Bluff's wetlands are generally located in the southern portion of the City. The exact location, extent and type of wetlands are subject to the interpretation of a number of agencies. Wetland protection is gaining increased attention, as the public becomes more aware of wetlands' critical habitat value and the threats to their survival. Protection of the wetlands along the river and along creek corridors with riparian (i.e., wetlands) vegetation is City policy.

As flatlands are built-out, an increasing amount of development is occurring on the hillsides which flank the City. Necessary mitigation of geologic hazards and slopes tends to result in increased construction costs. A geo-technical report is often required in conjunction with the development of properties in and around the local earthquake faults.

Protection of valuable agricultural land from encroachment by incompatible urban residential uses is also an important environmental constraint in an agricultural county like Tehama. Residential uses are affected by standard agricultural practices such as dust and the use of chemicals. The City, in their recent Master Study, has directed growth toward the west, away from agricultural areas.

VIII. HOUSING GOALS, POLICIES AND PROGRAMS

INTRODUCTION

Housing goals, policies and programs presented in this section describe the City's commitment to meeting housing needs for City of Red Bluff residents. The city of Red Bluff is a non-entitlement city. Therefore applications are required to attain any funds for housing programs. The city does not have its own housing authority or administrator. Local non-profit organizations such as CHIP apply for and administer housing funds for the city. As required by State law, this section provides the following information to describe a program and how and when it will be implemented:

1. Brief statement of program, including specific City actions which will be taken to implement program.
2. City department or agency responsible for implementation. It should be noted that the City Department or agency listed is expected to take some lead role towards implementing the program based on direction from the City Council. Ultimate responsibility for approving and directing all City implementation measures rests with the City Council.
3. Financing or funding source. The availability of funding resources is often beyond the control of the City. If resources prove not to be available, implementation of some programs and achievement of objectives will not be feasible.
4. Quantified objectives. State law requires Housing Elements to include quantified objectives, where appropriate. While the City will strive to meet the objectives identified in this Element, achieving them is often dependent on resources which are outside the control of the City. The City will do all it can to seek necessary resources. The following chart represents the city's overall objective based on income categories:

<u>Quantified Objective</u>	<u>New Construction*</u>	<u>Rehab**</u>	<u>Conservation***</u>
Very Low-income	186	15	94
Low-Income	113	15	--
Moderate-Income	140	30	--
Above Moderate	226	50	--

* Tri-County Allocation

** Program 3.1. Moderate and Above Moderate income numbers are conservative estimates based on the Housing Condition Survey and since government assistance programs are less available for these income groups (see page 21 for rehab data).

*** Based on the 94 government assistance units that are expiring.

5. Schedule for completion. The schedule for completion, like the quantified objectives and financing, is often dependent on factors outside the City's control. The schedule indicates the City's best estimate based on assumptions regarding resources.

The goals, policies, and programs address affordability of units, energy conservation, condition of units, quantity of supply and access to housing opportunities. At the end of this section there is a program/policy matrix which cross-references identified needs and constraints with programs (see Figure 3).

HOUSING DEVELOPMENT

The following section describes the City's strategy for meeting the housing development needs of its existing and future residents. There are many factors outside the City's control which constrain the development of housing especially housing affordable to low and very low income households, as discussed in the "Constraints" section. This section describes the City's policies for addressing those constraints in order to promote development of sufficient housing to meet the needs of all Red Bluff residents.

Because State and Federal subsidies available to assist households are very limited, efforts to meet the needs of low and very low income households will often involve local programs and the use of highly constrained local sources of funding. The City does not generally build housing itself but relies on the private market to meet housing needs. Many programs therefore focus on providing incentives and inducements to the private home building industry to meet housing needs.

Goals for the Development of Housing

- Provide a sufficient number of affordable housing units to meet the needs of current Red Bluff residents and provide a fair share of the market area housing needs. Attempt to achieve TCAPC housing needs figures for the 1991-1997 period: 186 very-low units, 113 low-income units, 140 moderate-income units, 226 above-moderate-income units.
- Provide a variety of housing types by tenure and price in all residential areas, compatible with the character of the area.

Policies for the Development of Housing

1. Continue to maintain a sufficient supply of land designated for residential development to meet the quantified housing need of 665 units for the 1991 to 1997 period.
2. Seek to maintain a sufficient supply of land for medium and higher density housing, consistent with preservation of neighborhood character, environmental constraints, and other goals of this General Plan.

3. Recognize Red Bluff housing needs (i.e., population growth needs, employment needs and regional housing needs) when considering non-residential development proposals.
4. Use the architectural review process to insure higher density infill housing developments are sensitive to the character and appearance of their surroundings.
5. Use the Planned Development regulations to refine land use policies and promote design flexibility for residential developments, particularly for those located in unique settings.
6. Support plans and programs for well-designed lower-income housing developments located in areas appropriate to the needs and desires of the constituent population and convenient to public transportation, shopping, recreation and other community facilities.
7. Make maximum use of public and private resources to help meet identified housing needs.
8. Promote the use of density bonuses to meet identified housing needs.
9. To the degree feasible, balance employment opportunities with the provision of housing and promote housing types which meet the needs of the work force in Red Bluff.
10. Allow for an increase in the supply of housing by permitting residential development in commercial areas as a mixed use and as a separate use when the design and location are appropriate.
11. Support the provision of child care facilities for working parents. Safe, economical child care indirectly helps low- and moderate-income parents afford housing.
12. Support the provision of residential care facilities for the developmentally disabled, mentally disordered or physically disabled by permitting such facilities to be located in residential areas by use permit. The following facilities are allowed on these zoning designations with use permits: Rest Home (R-4) and Convalescent Hospital (C-1 or P-D).
13. The City will establish a mechanism to ensure the disbursement of a portion of the Community Development Block Grant funds, complements the goals, policies, and programs of the Housing Element.

Programs for the Development of Housing

- | | | |
|-----|---------------------------|---|
| 1.1 | <u>Program Statement:</u> | Monitor the supply of vacant land within City limits through the use of the Land Use/Vacant Land Inventory Program. |
| | Responsible Agency: | Community Development Department |

1. The first step in the process of developing a business plan is to conduct a market analysis. This involves identifying the target market, understanding the needs and preferences of the target audience, and assessing the competitive landscape.

2. The second step is to develop a business model. This involves determining the revenue streams, the cost structure, and the overall business strategy. It is important to ensure that the business model is sustainable and profitable.

3. The third step is to create a marketing plan. This involves identifying the marketing channels, developing a promotional strategy, and setting a budget. The marketing plan should be designed to reach the target audience and generate leads.

4. The fourth step is to develop a financial plan. This involves projecting the revenue, expenses, and cash flow. It is important to ensure that the financial plan is realistic and that the business has sufficient funds to cover its operating costs.

5. The fifth step is to create a management team. This involves identifying the key personnel, defining their roles and responsibilities, and establishing a clear line of communication. A strong management team is essential for the success of the business.

6. The sixth step is to develop a legal plan. This involves identifying the legal requirements, obtaining the necessary licenses and permits, and ensuring that the business complies with all applicable laws and regulations. It is important to consult with a legal professional to ensure that the business is properly structured and protected.

7. The seventh step is to create a business plan. This involves combining all of the information gathered in the previous steps into a cohesive document. The business plan should be clear, concise, and easy to understand. It should also be updated regularly as the business evolves.

8. The eighth step is to develop a financial model. This involves creating a spreadsheet or other tool that can be used to track the business's financial performance. The financial model should be able to calculate key metrics such as profit, cash flow, and return on investment.

9. The ninth step is to create a business plan. This involves combining all of the information gathered in the previous steps into a cohesive document. The business plan should be clear, concise, and easy to understand. It should also be updated regularly as the business evolves.

10. The tenth step is to develop a financial model. This involves creating a spreadsheet or other tool that can be used to track the business's financial performance. The financial model should be able to calculate key metrics such as profit, cash flow, and return on investment.

11. The eleventh step is to create a business plan. This involves combining all of the information gathered in the previous steps into a cohesive document. The business plan should be clear, concise, and easy to understand. It should also be updated regularly as the business evolves.

12. The twelfth step is to develop a financial model. This involves creating a spreadsheet or other tool that can be used to track the business's financial performance. The financial model should be able to calculate key metrics such as profit, cash flow, and return on investment.

13. The thirteenth step is to create a business plan. This involves combining all of the information gathered in the previous steps into a cohesive document. The business plan should be clear, concise, and easy to understand. It should also be updated regularly as the business evolves.

Financing:	Staff time
Objectives:	Conduct an annual review and prepare a report
Time Frame:	Ongoing
1.2 <u>Program Statement:</u>	Utilize State and Federal assistance to the fullest extent possible to develop affordable lower-income housing for families, including farmworkers.
Responsible Agency:	Community Development Department and Developer
Financing:	Federal, State programs, Staff time
Objectives:	RCHP application for Mercy Housing site (50 units of low-income family housing) with project completion anticipated in 1993/1994. Begin planning and application process for development of two additional sites in 1994. 50 additional units for low and very low income families.
Time Frame:	Ongoing
1.3 <u>Program Statement:</u>	Assist in identifying location of sites for possible acquisition by an affordable housing developer for assisted housing for large families and/or sites which could be considered for dormitory-style housing for migrant workers.
Responsible Agency:	Community Development Department,
Financing:	City funding for staff time
Objectives:	Identify sites for active efforts towards acquisition
Time Frame:	Create an inventory of sites potentially available by 1995. Actively work (and/or work with developers) to acquire sites through 1997. Periodically update inventory. 50 units for low and very low income families by 1997.
1.4 <u>Program Statement:</u>	Assist in the development of affordable housing by continuing to promote self-help housing development within the City. Self-help housing is FMHA funded housing where the future owner/resident provides labor towards the development of the unit and/or assists in sharing the cost of building the units.
Responsible Agency:	Community Development Department

Financing:	Possible sources of funding include: State Pre-Development loans, and available State or Federal funding sources.
Objectives:	20 units of affordable low- or moderate-income ownership housing
Time Frame:	1992-1997
1.5 <u>Program Statement:</u>	Assist private sector with developing an outreach program aimed at increasing the supply of privately produced rental and ownership housing in a manner which may be more affordable to the end consumer. The program will include disbursement of information through brochures, advertising, workshops to affordable housing developers, appropriate agencies, and other interested parties. Information to be disbursed will relate to: state and federal housing finance/funding programs; Housing Element programs; existing zoning ordinance incentives for affordable housing, including density bonuses, second units, reduced single-family lot sizes, reduced parking for elderly, reduced fees and setbacks on sites or areas of the city considered ideal for high-density housing.
Responsible Agency:	Community Development Department
Financing:	Staff time
Time Frame:	Establish and implement program in 1994-1995
1.6 <u>Program Statement:</u>	Promote a program permitting an increase in density (a "density bonus") of a maximum of 25 percent above the maximum permitted density under the applicable zoning district, as an incentive to a housing development in which at least: a) 20 percent of the units are reserved for low and very low income households; or b) 10 percent of the units are reserved for very low income households; or c) 50 percent of the units are for senior citizens (over age 62).
Responsible Agency:	Community Development Department and City Attorney
Financing:	Staff time
Objectives:	Potentially increase the supply of housing for low and very low income households

Time Frame:	Modify the existing density bonus ordinance by December, 1993
1.7 <u>Program Statement:</u>	Encourage developers to apply for State low-interest rate bonds to be used for the development of housing affordable to low and moderate income households, when funds are available.
Responsible Agency:	City Attorney
Financing:	Staff time and State Bond Issue
Objectives:	Apply for allocation and bond issues
Time Frame:	Continuous
1.8 <u>Program Statement:</u>	Continue to utilize to the fullest extent possible, available Federal subsidies to residents through the Section 8 or subsequent rental assistance program. Tehama County Housing Authority will provide information to residents on the use of any new housing assistance programs which become available.
Responsible Agency:	Tehama County Housing Authority
Financing:	Section 8 Existing, State programs (Housing Assistance Program)
Objectives:	Based on funding availability
Time Frame:	Ongoing
1.9 <u>Program Statement:</u>	Continue to support the emergency housing program operated by Tehama County which provides emergency shelter for battered women and their children, and support the provision of transitional housing.
Responsible Agency:	Community Development Department
Financing:	CDBG and other City, State and Federal funds
Objectives:	Maintain existing shelters (ESP, FEMA monies)
Time Frame:	Ongoing
1.10 <u>Program Statement:</u>	Revise "second unit" policy to promote the development of second units per Government Code Section 65852.1 and 65852.2 (Second Units, 1990).
Responsible Agency:	Community Development Department
Financing:	Staff Time
Time Frame:	Revision by the end of 1993

Page 100

1. The Problem

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1.11 Program Statement:

Work in close cooperation with Tehama County to insure: the orderly development of unincorporated lands adjacent to the City and; the consistency of land use policies and development standards in those areas.

Responsible Agency:

Building Department/Planning Department

Financing:

Staff Time

Time Frame:

Ongoing

Goal for Energy Conservation

Reduce consumed energy and efficiency through use of energy conservation measures in all homes, including low and moderate-income housing.

Policies for Energy Conservation

1. Promote the use of energy conservation measures in the development of all housing, but especially in housing for low- and moderate-income housing.
2. Promote incentives for use of solar energy by encouraging solar sales in all payments to be considered in the future.

Programs for Energy Conservation

1.1 Program Statement:

Promote and encourage the "weatherization" program operated by HUD/HIP and funded by Pacific Gas & Electric.

Responsible Agency:

HUD/HIP

Financing:

Private Gas & Electric, State of California, D.O.E.

Duration:

100-150 homes

Time Frame:

Ongoing

1.2 Program Statement:

Encourage use of solar energy considerations in new residential construction.

Responsible Agency:

Community Development Department

1.1. Theoretical Framework

Research in the field of organizational behavior has shown that the relationship between organizational culture and performance is complex and multifaceted. This section explores the theoretical underpinnings of this relationship, drawing on a variety of research findings and conceptual models.

Organizational culture is defined as the shared values, beliefs, and norms that guide the behavior of individuals within an organization. It is a dynamic and evolving phenomenon that shapes the way employees interact with each other and with the organization as a whole. Research has shown that organizational culture can have a significant impact on organizational performance, both in terms of financial outcomes and employee satisfaction. This section discusses the various ways in which organizational culture influences performance, including its effects on employee motivation, communication, and decision-making.

ENERGY CONSERVATION

Increases in the price of energy affect the costs of providing comfortable shelter. Increased energy efficiency can assist in reducing the cost of shelter. Provision of housing in proximity to jobs reduces the need for the use of energy, thereby reducing the overall cost of living.

The Energy Conservation section of the Conservation Element of this General Plan discusses current State law regarding passive and natural heating and cooling systems in subdivisions, solar shade control, as well as Title 24 energy standards for residential buildings. Energy policies support alternative and efficient transportation systems, reduction of energy consumption in buildings through design and proper landscaping, and implementation of other energy conservation techniques.

Energy conservation measures requiring substantial improvements can result in increasing the initial cost of the unit. Programs now in effect to minimize the cost of energy conservation include Federal and State tax credits for installation of solar heaters and insulation. Loans are available to low-income families through the Pacific Gas and Electric's Weatherization Program.

Goal for Energy Conservation

Ensure increased energy self-sufficiency through use of energy conservation measures in all homes, including low- and moderate-income housing.

Policies for Energy Conservation

1. Promote the use of energy conservation measures in the development of all housing, but especially in housing for low- and moderate-income housing.
2. Promote opportunities for use of solar energy by encouraging solar access on all properties to be developed in the future.

Programs for Energy Conservation

- | | | |
|-----|---------------------------|--|
| 2.1 | <u>Program Statement:</u> | Promote and encourage the "weatherization" program operated by SHHIP and funded by Pacific Gas & Electric. |
| | Responsible Agency: | S.H.H.I.P. |
| | Financing: | Pacific Gas & Electric, State of California, D.O.E. |
| | Objectives: | 100-150 homes |
| | Time Frame: | Ongoing |
| 2.2 | <u>Program Statement:</u> | Encourage use of solar energy considerations in new residential construction. |
| | Responsible Agency: | Community Development Department |

Financing:
Objectives:
Time Frame:

Staff time
Ongoing
Ongoing

2.3 Program Statement

Promote and encourage tree planting to provide shade cooling in summer and the use of ground cover in new developments in lieu of concrete rock, or asphalt.

Responsible Agency:
Financing:
Objectives:
Time Frame:

Community Development Department
Staff Time
Ongoing
Ongoing

MAINTENANCE AND IMPROVEMENT OF EXISTING HOUSING

State Housing law requires Housing Elements to establish programs for the "Improvement of housing".

The major source of new housing for future residents and especially low and moderate income residents is turnover in the existing housing stock. Maintenance of that stock is therefore not only important to the character and quality of each neighborhood and the City as a whole, but is also an important strategy for retaining a sufficient supply of good quality housing for low and moderate income households. Programs which assist qualified property owners to maintain property or rehabilitate dilapidated property is a relatively low cost means to maintain and expand the stock of relatively affordable housing.

The City currently operates a CDBG housing rehabilitation program designed to maintain and improve the existing housing stock in Red Bluff. These activities include: public outreach to encourage energy conservation in existing dwellings; follow-up for any housing discrimination complaints. In the following section, the City proposes to continue most past activities and has included additional detail on the implementation measures to achieve the goal of maintaining and improving existing housing.

Goal for the Improvement and Maintenance of Housing

Ensure that the quality, safety, affordability, and livability of the housing stock in the City of Red Bluff is continually maintained or upgraded, and that dilapidated housing which cannot be improved is replaced.

Policies for the Improvement and Maintenance of Housing

1. Continue to utilize available Federal and State housing subsidies to the fullest extent possible to assist low and moderate income households and owners of

1. Question to allow whether Federal and State housing related to the Federal
Lending program to state law and whether the law is valid and enforceable

Policy for the improvement and maintenance of housing

It is the policy of the City of Los Angeles, California, and the County of Los Angeles, California, to
the City of Los Angeles is hereby authorized to acquire, and the County of Los Angeles is hereby
authorized to acquire, and the County of Los Angeles is hereby authorized to acquire, and the County of Los Angeles is hereby

Policy for the improvement and maintenance of housing

housing housing

The City hereby grants a COGO zoning ordinance to the City of Los Angeles, California, and the County of Los Angeles, California, to
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CHAPTER 10. POLICY STATEMENT ON HOUSING

Section 10.1 Policy Statement	Section 10.2 Policy Statement
Section 10.3 Policy Statement	Section 10.4 Policy Statement
Section 10.5 Policy Statement	Section 10.6 Policy Statement
Section 10.7 Policy Statement	Section 10.8 Policy Statement
Section 10.9 Policy Statement	Section 10.10 Policy Statement
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Section 10.35 Policy Statement	Section 10.36 Policy Statement
Section 10.37 Policy Statement	Section 10.38 Policy Statement
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Section 10.71 Policy Statement	Section 10.72 Policy Statement
Section 10.73 Policy Statement	Section 10.74 Policy Statement
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Section 10.95 Policy Statement	Section 10.96 Policy Statement
Section 10.97 Policy Statement	Section 10.98 Policy Statement
Section 10.99 Policy Statement	Section 10.100 Policy Statement

housing available to low and moderate income tenants to maintain and rehabilitate homes and apartments.

2. Continue to enforce the Housing and Fire Prevention Codes, and the Health and Safety Regulations.

Programs for the Improvement and Maintenance of Housing

- | | | |
|-----|---|--|
| 3.1 | <u>Program Statement:</u> | Continue the rehabilitation of substandard residential units using available subsidies for lower-income residents (both owner and rentals units). |
| | Responsible Agency:
Financing: | Community Development Department
Community Development Block Grant, CHRP-O, or any suitable State, Federal or privately-funded program. |
| | Objectives:
Time Frame: | 30 rehabs
1992-1997 |
| 3.2 | <u>Program Statement:</u> | Continue code enforcement of the Housing and Fire Prevention Codes and Health and Safety Regulations by appropriate City departments. |
| | Responsible Agency:
Financing:
Time Frame: | Building Department, Fire Department
City funds
Ongoing |
| 3.3 | <u>Program Statement:</u> | Continue to make information available to residents regarding home rehabilitation programs. Increase public awareness of self-help and rehabilitation programs through an outreach program which could include distribution of brochures and canvassing of target neighborhoods. |
| | Responsible Agency:
Financing:
Objectives:
Time Frame: | CHIP, Building Department
CDBG
Enhance existing marketing program
Program in place by 1994 |
| 3.4 | <u>Program Statement:</u> | Ensure the maintenance of residential areas by monitoring and periodically reviewing the City's capital improvement programs affecting Red Bluff's neighborhoods. |
| | Responsible Agency: | City Manager, Public Works and Planning Departments |

primary evidence of the fact that modern man is not a creature of the past.

1. The first is the fact that the modern man is not a creature of the past, but a creature of the present.

Program for the Department of Education

1.1. Program for the Department of Education

The first is the fact that the modern man is not a creature of the past, but a creature of the present.

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1.2. Program for the Department of Education

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1.4. Program for the Department of Education

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The twelfth is the fact that the modern man is not a creature of the past, but a creature of the present.

The thirteenth is the fact that the modern man is not a creature of the past, but a creature of the present.

Objectives:	Improvements of neighborhood quality through specific improvements as outlined in capital improvement programs
Time Frame:	Periodically

RETENTION OF EXISTING AFFORDABLE HOUSING

It is generally much less expensive to conserve and retain existing affordable housing stock than to build new housing and seek to make it affordable to low and very low income residents. Existing affordable housing can be lost in many ways, including: lack of maintenance, conversion from rental housing to ownership (e.g., condominium conversion), by conversion from residential use to commercial uses, and by "upgrading" an existing affordable unit to the degree that it is no longer affordable. The loss of existing affordable housing can be mitigated to some degree through City actions. For example, the City already has a condominium conversion ordinance and programs to reduce the costs of maintenance to qualified households. While "upgrading" an existing unit is often desirable, there are means available to ensure that some smaller, more affordable units are conserved.

As discussed in the section on termination of federal subsidies, the City has 94 units of affordable housing which could be lost from the stock of below-market housing in the next five years if the owner opts out of federal subsidy programs. This is a relatively new issue that is addressed for the first time in this Element.

Goal for Retention of Existing Affordable Housing

Retain and conserve the existing supply of high quality housing affordable to low and moderate income households.

Policies for Retention of Existing Affordable Housing

1. Support mixture of residential and commercial uses in such a way that existing residences can be retained where they are compatible in downtown area.
2. Continue to regulate conversions of rental developments to condominium ownership to conserve the supply of rental housing.
3. Strongly encourage the retention of existing Federally subsidized affordable housing, and intervene when necessary and feasible, to preserve such housing.

1. The first of the two main objectives of the study is to determine the extent to which the various factors mentioned in the questionnaire are related to the dependent variable.

2. The second objective is to determine the extent to which the various factors mentioned in the questionnaire are related to the dependent variable.

RESEARCH DESIGN AND METHODS

The study was conducted in a hospital setting. The sample consisted of 100 patients who were admitted to the hospital during the study period. The patients were selected from the hospital's database. The study was conducted over a period of six months. The data was collected through a questionnaire. The questionnaire was distributed to the patients at the time of admission. The questionnaire was designed to collect information on the various factors mentioned in the objectives. The data was analyzed using statistical methods. The results of the study are presented in the following sections.

The first objective of the study was to determine the extent to which the various factors mentioned in the questionnaire are related to the dependent variable. The results of the study are presented in the following sections.

Results for the first objective: Extent of relationship

The results of the study are presented in the following sections.

Results for the second objective: Extent of relationship

The results of the study are presented in the following sections.

The results of the study are presented in the following sections.

The results of the study are presented in the following sections.

Programs for Retention of Existing Affordable Housing

- 4.1 Program Statement: Deny condominium conversion of rental units when the City-wide vacancy factor is found to be less than three percent, defined, as a "severe housing shortage." If the vacancy factor is more than three percent the City may allow conversion of one-half the total number of rental units built that year to condominium units.
- Responsible Agency: Community Development Department, City Attorney
- 4.2 Program Statement: Encourage private sector to monitor the continuing affordability of units developed with a density bonus or through a special Residential policy by verifying that developers have adhered to the required deed restrictions and developer agreements which govern the affordability of such units. The City Community Development Department should create and maintain a summary of units restricted under the City's development agreements.
- Responsible Agency: Community Development Department
Financing: Staff time
Objectives: Monitor units developed through the Special Residential and density bonus program
Time Frame: Create list of units by 1994; monitoring is an ongoing activity.
- 4.3 Program Statement Provide and maintain a monitoring system with the local non-profit housing development organizations to preserve assisted housing units that are eligible to be converted to market rate units in response to the expiration of assisted housing regulatory agreements with state housing regulatory agreements with state of federal housing agencies.
- Responsible Agency: Community Development Department
Financing: HOME, CDBG
Objectives: 94 units
Time Frame: 1992-1997

EQUAL OPPORTUNITY

Goal for Equal Opportunity in Housing

Ensure that housing programs maximize choice, avoid economic segregation, and avoid discrimination based on age, sex, race and ethnic background.

Policies for Equal Opportunity in Housing

Promote equal opportunity in housing assessing non-discrimination in all City housing programs.

Programs for Equal Opportunity in Housing

5.1 Program Statement:

The City will establish an Equal Housing Opportunity Program. This program will disperse information on fair housing laws, refers tenant complaints on discrimination and acts as tenant advocacy organization. The city will continue to post regulations pertaining to equal housing opportunities at the front counter of city offices and will provide the library with copies of regulations.

Responsible Agency:

Community Development Department and Consultant

Financing:

CDBG, Program Income

Objectives:

Ongoing

Time Frame:

Continuous

REVIEW AND UPDATE

Goal for the Review and Update of the Housing Element

Ensure that the goals, implementation measures and specific housing programs in this document are pursued within the establishment time frame, and continue to be compatible with other elements of the General Plan.

Policies for the Review and Update of the Housing Element

1. The City Planning Commission shall review the effectiveness of the housing element's policies and programs every year following the adoption of the 1992 Housing Element Update.
2. As required by State law, complete a comprehensive review and update of the Housing Element including a reassessment of goals, implementation measures, priorities and programs in 1997.

Statement of the Committee on the Judiciary

The Committee on the Judiciary of the House of Representatives has the honor to acknowledge the receipt of the report of the

Committee on the Judiciary of the House of Representatives

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REVIEW AND DISCUSSION

Statement of the Committee on the Judiciary of the House of Representatives

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Committee on the Judiciary of the House of Representatives

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The Committee on the Judiciary of the House of Representatives has the honor to acknowledge the receipt of the report of the

FIGURE 3 CITY OF RED BLUFF PROGRAMS/NEEDS MATRIX

NEEDS/ CONSTRAINTS	HOUSING ELEMENT PROGRAMS																						
	HOUSING DEVELOPMENT										ENERGY CONSERVATION			HOUSING REHAB				HOUS. RETEN.		EQUAL OP.			
	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	1.10	1.11	2.1	2.2	2.3	3.1	3.2	3.3	3.4	3.5	4.1	4.2	5.1	
Affordable housing needs																							
Rental - Occupied Housing		✓	✓		✓	✓	✓	✓		✓										✓	✓	✓	
Owner - Occupied Housing				✓	✓							✓	✓	✓								✓	
Housing Rehabilitation															✓	✓	✓	✓	✓			✓	
Elderly Housing		✓			✓	✓	✓	✓		✓										✓	✓	✓	
Homeless					✓				✓													✓	
Physically Disabled		✓			✓		✓	✓														✓	
Female - Headed		✓		✓	✓	✓	✓	✓												✓	✓	✓	
Large Families		✓	✓	✓	✓	✓	✓	✓												✓	✓	✓	
Mentally Ill								✓														✓	
Farmworker Housing		✓	✓	✓	✓	✓	✓	✓														✓	
Termination of Subsidies																				✓	✓		
Constraints to Development																							
Land Use	✓										✓												
Permit Process											✓												
Land Availability	✓																						
Construction Costs											✓												
Environmental Constraints											✓												

Figure 3 Program/Needs Matrix

APPENDIX A

GLOSSARY OF TERMS

"Accessible Housing": Units that are accessible and adaptable to the needs of the physically disabled.

"Affordable Housing": The generally accepted measure of affordable housing means spending no more than 25-33% of one's gross income on housing costs. For example, a beginning school teacher earning \$20,000 per year can afford to pay up to \$550 per month (at 33%) for housing. A beginning fire fighter earning \$30,000 per year can afford up to \$832 per month (at 33%).

"Affordable Units": All dwelling units made available at prices or rents below market-rate. Affordable units include units affordable to households with very low-income, low-income, and moderate-income.

"Employed Resident": A worker who lives in a given location but could work anywhere.

"Employee": Someone who works at a given location. Workers with routes (travelling salesperson, etc.) are considered employees at the place where they are dispatched from.

"Family": A group of people related by blood and marriage. Not to be confused with "household".

"Household": One or more persons who share a dwelling unit. Not to be confused with "family".

"Housing Need": A local share of the regional housing units assumed by H.C.D. to be "needed". Housing need is distinguished from housing demand, which is sensitive to the marketplace. Housing projections represent probable (rather than desired) levels of housing activity in each jurisdiction of the area.

"Housing Units": The official nomenclature of the U.S. Census. A housing unit must be a separate entrance from other housing units but need not have separate kitchen facilities.

"Infrastructure": The grid of public capital improvements (roads, water and sewer) that is necessary to make urban development (including housing) occur. Essential infrastructure is that infrastructure which must be in place for the house to be habitable.

"Low-Income Households": Households earning 50-80% of the median household income.

"Market-Rate Units": Market-rate units are those dwelling units available at prices or rents at or above market-rate, which are those prices or rents determined by the marketplace. When market prices or rents are bid up, many households are unable to compete for housing in the market place.

"Median Household Income": The middle point at which half of the City's households earn more and half earn less.

CHAPTER 1

THEORY OF THE

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"Moderate Income Household": Households earning 80-120% of the median household income.

"Persons per Household (PPH)": The statistical average number of persons in a household.

"Second Unit": A separate dwelling unit that is either attached to another dwelling unit or completely detached from another dwelling unit.

"Very Low Income Households": Households earning less than 50% of the median household income.

"Unit": A basic way of counting homes. The number of units is the number of homes.

1974-1975 Season: 1974-1975 season at Lake of the Cedars
1975-1976 Season

1976-1977 Season: 1976-1977 season at Lake of the Cedars
1977-1978 Season

1978-1979 Season: 1978-1979 season at Lake of the Cedars
1979-1980 Season

1980-1981 Season: 1980-1981 season at Lake of the Cedars
1981-1982 Season

1982-1983 Season: 1982-1983 season at Lake of the Cedars
1983-1984 Season

APPENDIX B

DRAFT

REGIONAL HOUSING NEEDS PLAN
FOR
TRI-COUNTY AREA PLANNING COUNCIL

January 1991 to July 1997

ADOPTED: ____ (date) ____

EFFECTIVE DATE: ____ (date) ____

A 90-day period for local governments to propose revisions began on
____ (date) ____ and expired on ____ (date) ____.

RECEIVED

JAN 27 1992

CITY OF RED BLUFF

DRAFT

REGIONAL HOUSING NEEDS PLAN

FOR

THE COUNTY AREA PLANNING COMMISSION

January 1991 to July 1992

APPROVED: _____

EXECUTIVE DIRECTOR _____

I, _____, hereby certify that the above is a true and correct copy of the original as submitted to the _____.

WITNESSED:

JAN 1 1991

1991 JAN 1

INTRODUCTION

This plan has been prepared as the regional housing needs plan for Colusa, Glenn, and Tehama Counties pursuant to the provisions of Section 65584 of the Government Code. The plan contains each county's share of the statewide housing need to July 1997 and allocates shares of that need in each county to the jurisdictions in the county. The purpose of the plan is to provide the local governments in Colusa, Glenn, and Tehama Counties with their shares of the regional housing need for inclusion in their housing elements by July 1, 1992.

The levels of household growth and construction need contained in this plan may be considered as minimum growth needs. Nothing in this plan should be taken to mean that a local government may not plan for more households than shown.

State law requires the regional housing needs plan for Colusa, Glenn, and Tehama Counties to include shares of regional housing need through the ending date of the next housing element update (July 1, 1997). Consistent with these requirements, the determinations of local shares of regional housing need shown in Tables 1 and 2 contain determinations of local shares of regional need for the period from January 1, 1991 to July 1, 1997. Table 1 contains the estimated number of households on January 1, 1991 by income group, the projected additional households by income group between January 1, 1991 and July 1, 1997, and the projected households by income group on July 1, 1997. Table 2 contains basic construction needs by income group through July 1997. It also shows the components which comprise the total. These include the existing shortage or surplus of units at the beginning of the planning period, the household growth allocations for the planning period, the number of vacant units needed because of the household growth, and the estimated number of normal market removals during the planning period. The methodology used in making the determinations contained in Tables 1 and 2 are described in the Methodology section of this plan.

Existing need is shown in both Tables 1 and 2. In Table 1, the "January 1, 1991" column shows the number of households, by income, who needed adequate housing as of the base date of the plan. In Table 2, the negative "1991 vacancy" needs figures for Williams (-3), Corning (-43), and Tehama County Unincorporated (-3) mean that

INTRODUCTION

The purpose of this report is to provide a comprehensive overview of the current state of the research on the effects of the environment on human health. The report is organized into four main sections: a review of the literature, a description of the research methods used, a presentation of the results, and a discussion of the implications of the findings. The first section, "Literature Review," provides a summary of the key findings from previous studies on the topic. The second section, "Methods," describes the research design and the data collection procedures. The third section, "Results," presents the findings of the study, and the fourth section, "Discussion," discusses the implications of the results and suggests areas for future research.

The study was conducted using a cross-sectional design, which allows for the examination of the relationship between the environment and human health at a single point in time. The data were collected from a large, representative sample of the population, which was selected using a random sampling method. The results of the study are presented in the form of tables and graphs, and the implications of the findings are discussed in the final section.

The findings of the study indicate that there is a significant relationship between the environment and human health. Specifically, the results show that exposure to air pollution, noise, and other environmental factors is associated with an increased risk of respiratory and cardiovascular diseases. These findings are consistent with previous research on the topic, which has shown that environmental factors play a major role in the development of these diseases. The study also found that the effects of the environment on human health are not uniform across all populations, with some groups being more vulnerable than others. This suggests that further research is needed to identify the factors that influence the relationship between the environment and human health. The implications of the findings are discussed in the final section, where it is suggested that the results of the study could be used to inform public health policy and to develop interventions to reduce the negative effects of the environment on human health.

Conclusions from the study are presented in the final section, where it is concluded that the environment plays a significant role in the development of human health. The study also highlights the need for further research on the topic, particularly in the areas of identifying the factors that influence the relationship between the environment and human health and developing interventions to reduce the negative effects of the environment on human health.

TABLE 1

TRI-COUNTY AREA PLANNING COUNCIL

HOUSEHOLD PROJECTIONS BY INCOME GROUP
JANUARY 1, 1991 TO JULY 1, 1997

<u>Jurisdiction and Income Group</u>	<u>January 1, 1991 Number (%)</u>	<u>July 1, 1997 Number (%)</u>	<u>Jan. 1991 to July 1997 Number (%)</u>
COLUSA COUNTY			
Colusa			
Very Low	456 (25.0)	511 (25.0)	55 (25.1)
Other Lower	329 (18.0)	368 (18.0)	39 (17.8)
Moderate	365 (20.0)	409 (20.0)	44 (20.1)
Above Moderate	676 (37.0)	757 (37.0)	81 (37.0)
Total	1,826 (100.0)	2,045 (100.0)	219 (100.0)
Williams			
Very Low	175 (24.0)	210 (24.0)	35 (24.0)
Other Lower	167 (23.0)	201 (23.0)	34 (23.3)
Moderate	131 (18.0)	157 (18.0)	26 (17.8)
Above Moderate	255 (35.0)	306 (35.0)	51 (34.9)
Total	728 (100.0)	874 (100.0)	146 (100.0)
Unincorporated			
Very Low	673 (21.6)	751 (21.6)	78 (21.4)
Other Lower	582 (18.7)	647 (18.6)	65 (17.9)
Moderate	638 (20.5)	714 (20.5)	76 (20.9)
Above Moderate	1,224 (39.2)	1,369 (39.3)	145 (39.8)
Total	3,117 (100.0)	3,481 (100.0)	364 (100.0)
Colusa County Total			
Very Low	1,304 (23.0)	1,472 (23.0)	168 (23.0)
Other Lower	1,078 (19.0)	1,216 (19.0)	138 (19.0)
Moderate	1,134 (20.0)	1,280 (20.0)	146 (20.0)
Above Moderate	2,155 (38.0)	2,432 (38.0)	277 (38.0)
Total	5,671 (100.0)	6,400 (100.0)	729 (100.0)

TABLE 1 (Continued)

TRI-COUNTY AREA PLANNING COUNCIL

HOUSEHOLD PROJECTIONS BY INCOME GROUP
JANUARY 1, 1991 TO JULY 1, 1997

<u>Jurisdiction and Income Group</u>	<u>January 1, 1991 Number (%)</u>	<u>July 1, 1997 Number (%)</u>	<u>Jan. 1991 to July 1997 Number (%)</u>
GLENN COUNTY			
Orland			
Very Low	504 (26.0)	580 (26.0)	76 (26.0)
Other Lower	349 (18.0)	401 (18.0)	52 (17.8)
Moderate	426 (22.0)	490 (22.0)	64 (21.9)
Above Moderate	658 (34.0)	758 (34.0)	100 (34.3)
Total	1,937 (100.0)	2,229 (100.0)	292 (100.0)
Willows			
Very Low	492 (23.0)	552 (23.0)	60 (23.0)
Other Lower	363 (17.0)	408 (17.0)	45 (17.2)
Moderate	428 (20.0)	480 (20.0)	52 (19.9)
Above Moderate	855 (40.0)	959 (40.0)	104 (39.9)
Total	2,138 (100.0)	2,399 (100.0)	261 (100.0)
Unincorporated			
Very Low	1,050 (21.8)	1,145 (21.7)	95 (21.0)
Other Lower	800 (16.6)	874 (16.6)	74 (16.4)
Moderate	1,014 (21.0)	1,109 (21.0)	95 (21.0)
Above Moderate	1,956 (40.6)	2,144 (40.7)	188 (41.6)
Total	4,820 (100.0)	5,272 (100.0)	452 (100.0)
Glenn County Total			
Very Low	2,046 (23.0)	2,277 (23.0)	231 (23.0)
Other Lower	1,512 (17.0)	1,683 (17.0)	171 (17.0)
Moderate	1,868 (21.0)	2,079 (21.0)	211 (21.0)
Above Moderate	3,469 (39.0)	3,861 (39.0)	392 (39.0)
Total	8,895 (100.0)	9,900 (100.0)	1,005 (100.0)

TABLE 1 (Continued)
 THE COUNTY AREA PLANNING COMMISSION
 HOUSING PROJECTIONS BY INCOME GROUP
 JANUARY 1, 1970 TO JULY 1, 1975

Area	1970-75 Population	1970-75 Housing Units	1970-75 Population	1970-75 Housing Units
BLAIR COUNTY				
Urban				
Allegheny	1,257 (100.0)	488 (100.0)	1,257 (100.0)	488 (100.0)
Butte	488 (39.6)	188 (38.5)	488 (39.6)	188 (38.5)
Greentown	396 (31.5)	148 (30.3)	396 (31.5)	148 (30.3)
West	613 (49.9)	232 (47.2)	613 (49.9)	232 (47.2)
Rural				
Allegheny	582 (100.0)	212 (100.0)	582 (100.0)	212 (100.0)
Greentown	396 (68.0)	148 (69.8)	396 (68.0)	148 (69.8)
West	286 (49.3)	100 (47.2)	286 (49.3)	100 (47.2)
Nonurban				
Allegheny	1,839 (100.0)	600 (100.0)	1,839 (100.0)	600 (100.0)
Greentown	792 (43.1)	296 (49.3)	792 (43.1)	296 (49.3)
West	1,047 (56.9)	304 (50.7)	1,047 (56.9)	304 (50.7)
Urban (Total)				
Allegheny	2,114 (100.0)	788 (100.0)	2,114 (100.0)	788 (100.0)
Butte	488 (23.1)	188 (23.9)	488 (23.1)	188 (23.9)
Greentown	396 (18.8)	148 (18.8)	396 (18.8)	148 (18.8)
West	613 (28.9)	232 (29.3)	613 (28.9)	232 (29.3)
Rural (Total)				
Allegheny	582 (100.0)	212 (100.0)	582 (100.0)	212 (100.0)
Greentown	396 (68.0)	148 (69.8)	396 (68.0)	148 (69.8)
West	286 (49.3)	100 (47.2)	286 (49.3)	100 (47.2)
Nonurban (Total)				
Allegheny	1,839 (100.0)	600 (100.0)	1,839 (100.0)	600 (100.0)
Greentown	792 (43.1)	296 (49.3)	792 (43.1)	296 (49.3)
West	1,047 (56.9)	304 (50.7)	1,047 (56.9)	304 (50.7)

TABLE 1 (Continued)

TRI-COUNTY AREA PLANNING COUNCIL

HOUSEHOLD PROJECTIONS BY INCOME GROUP
JANUARY 1, 1991 TO JULY 1, 1997

<u>Jurisdiction and Income Group</u>	<u>January 1, 1991 Number (%)</u>	<u>July 1, 1997 Number (%)</u>	<u>Jan. 1991 to July 1997 Number (%)</u>
TEHAMA COUNTY			
Corning			
Very Low	777 (34.0)	862 (34.0)	85 (34.0)
Other Lower	457 (20.0)	507 (20.0)	50 (20.0)
Moderate	457 (20.0)	507 (20.0)	50 (20.0)
Above Moderate	595 (26.0)	660 (26.0)	65 (26.0)
Total	2,286 (100.0)	2,536 (100.0)	250 (100.0)
Red Bluff			
Very Low	1,367 (28.0)	1,553 (28.0)	186 (21.0)
Other Lower	830 (17.0)	943 (17.0)	113 (17.0)
Moderate	1,025 (21.0)	1,165 (21.0)	140 (21.0)
Above Moderate	1,659 (34.0)	1,885 (34.0)	226 (34.0)
Total	4,881 (100.0)	5,546 (100.0)	665 (100.0)
Tehama			
Very Low	61 (37.0)	65 (36.1)	4 (26.7)
Other Lower	41 (25.0)	44 (24.4)	3 (20.0)
Moderate	27 (16.0)	30 (16.7)	3 (20.0)
Above Moderate	36 (22.0)	41 (22.8)	5 (33.3)
Total	165 (100.0)	180 (100.0)	28 (100.0)
Unincorporated			
Very Low	3,151 (26.7)	3,652 (26.8)	501 (27.2)
Other Lower	2,115 (17.9)	2,448 (18.0)	333 (18.1)
Moderate	2,316 (19.7)	2,678 (19.6)	362 (19.6)
Above Moderate	4,213 (35.7)	4,860 (35.6)	647 (35.1)
Total	11,795 (100.0)	13,638 (100.0)	1,843 (100.0)

TABLE 1 (Continued)
 THE COUNTY AREA PLANNING COMMISSION
 HOUSEHOLD PROJECTIONS BY INCOME GROUP
 JANUARY 1, 1981 TO JULY 1, 1985

Income Group	January 1, 1981	January 1, 1985	Percentage Change
TOLEDO COUNTY			
County	173,434.00	217,434.00	25.4%
Very Low	137,250.00	167,250.00	21.9%
Low	107,250.00	137,250.00	27.9%
Upper Middle	107,250.00	137,250.00	27.9%
High	2,282,188.00	2,282,188.00	0.0%
Other Areas			
Very Low	1,147,125.00	1,147,125.00	0.0%
Low	847,125.00	847,125.00	0.0%
Upper Middle	1,147,125.00	1,147,125.00	0.0%
High	2,282,188.00	2,282,188.00	0.0%
Other Areas			
Very Low	1,147,125.00	1,147,125.00	0.0%
Low	847,125.00	847,125.00	0.0%
Upper Middle	1,147,125.00	1,147,125.00	0.0%
High	2,282,188.00	2,282,188.00	0.0%
Other Areas			
Very Low	1,147,125.00	1,147,125.00	0.0%
Low	847,125.00	847,125.00	0.0%
Upper Middle	1,147,125.00	1,147,125.00	0.0%
High	2,282,188.00	2,282,188.00	0.0%
Other Areas			
Very Low	1,147,125.00	1,147,125.00	0.0%
Low	847,125.00	847,125.00	0.0%
Upper Middle	1,147,125.00	1,147,125.00	0.0%
High	2,282,188.00	2,282,188.00	0.0%

TABLE 1 (Continued)

TRI-COUNTY AREA PLANNING COUNCIL

HOUSEHOLD PROJECTIONS BY INCOME GROUP

JANUARY 1, 1991 TO JULY 1, 1997

<u>Jurisdiction and</u> <u>Income Group</u>	<u>January 1, 1991</u> <u>Number (%)</u>	<u>July 1, 1997</u> <u>Number (%)</u>	<u>Jan. 1991 to July 1997</u> <u>Number (%)</u>
--	---	--	--

TEHAMA COUNTY (continued)

Tehama County Total

Very Low	5,356 (28.0)	6,132 (28.0)	776 (28.0)
Other Lower	3,443 (18.0)	3,942 (18.0)	499 (18.0)
Moderate	3,825 (20.0)	4,380 (20.0)	555 (20.0)
Above Moderate	6,503 (34.0)	7,446 (34.0)	943 (34.0)
Total	19,127 (100.0)	21,900 (100.0)	2,773 (100.0)

The income group estimates were prepared by HCD using definitions contained in State and federal law as implemented by HUD and HCD. The definitions involve relationships to median incomes and family size adjustment factors. These relationships and factors were applied to 1980 income data.

TABLE 2

TRI-COUNTY AREA PLANNING COUNCIL

BASIC CONSTRUCTION NEEDS
JANUARY 1, 1991 TO JULY 1, 1997COLUSA COUNTY:

BY COMPONENTS*:

	<u>Housing Units</u>			
	<u>Colusa</u>	<u>Williams</u>	<u>Unincorporated</u>	<u>County Total</u>
Household Increase	219	146	364	729
1991 Vacancy Need	23	- 3	51	71
1997 Vacancy Need	14	12	69	95
Replacement Need 1990-1997	31	11	51	93
Total	287	166	535	988

BY INCOME GROUP:

	<u>Colusa</u>	<u>Williams</u>	<u>Unincorporated</u>	<u>County Total</u>
Very Low	72	40	114	226
Other Lower	51	39	96	186
Moderate	58	29	112	199
Above Moderate	106	58	213	377
Total	287	166	535	988

*Basic Construction Needs were calculated using the formulas shown in the Appendix. The following were used in the calculations: for Colusa: a homeownership percentage of 60.3, a vacant-not-for-sale-or-rent percentage of 2.5, and an annual removal rate of .002; for Williams: a homeownership percentage of 60.7, a vacant-not-for-sale-or-rent percentage of 3.9, and an annual removal rate of .002; and for the Unincorporated Area: a homeownership percentage of 66.0, a vacant-not-for-sale-or-rent percentage of 12.9, and an annual removal rate of .002.

TABLE 2
BASIC CONVERSION RATES
JANUARY 1, 1957 TO JULY 1, 1957
TILGHAM AREA PLANNING COUNCIL

BY COMPONENTS
POLSEA COUNTY

Component	1957-58	1958-59	1959-60	1960-61
General Fund	100	100	100	100
State	100	100	100	100
Federal	100	100	100	100
Local	100	100	100	100
Other	100	100	100	100
Total	100	100	100	100

BY INCOME GROUP

Income Group	1957-58	1958-59	1959-60	1960-61
Low	100	100	100	100
Medium	100	100	100	100
High	100	100	100	100
Total	100	100	100	100

Basic Conversion Rates were determined using the formula shown in the Appendix. The following were used in the conversion: for General Fund, a conversion rate of 100; for State, a conversion rate of 100; for Federal, a conversion rate of 100; for Local, a conversion rate of 100; for Other, a conversion rate of 100. The conversion rates for the various components of the total were determined by dividing the total conversion rate by the number of components. For example, the conversion rate for the General Fund was determined by dividing the total conversion rate of 100 by the number of components, which is 100, resulting in a conversion rate of 100 for the General Fund.

TABLE 2 (Continued)

TRI-COUNTY AREA PLANNING COUNCIL

BASIC CONSTRUCTION NEEDS
JANUARY 1, 1991 TO JULY 1, 1997

GLENN COUNTY:

BY COMPONENTS*:

	<u>Housing Units</u>			
	<u>Orland</u>	<u>Willows</u>	<u>Unincorporated</u>	<u>County Total</u>
Household Increase	292	261	452	1,005
1991 Vacancy Need	51	43	101	195
1997 Vacancy Need	20	18	38	76
Replacement Need 1990-1997	33	31	70	134
Total	396	353	661	1,410

BY INCOME GROUP:

	<u>Orland</u>	<u>Willows</u>	<u>Unincorporated</u>	<u>County Total</u>
Very Low	103	81	139	323
Other Lower	70	61	108	239
Moderate	87	70	139	296
Above Moderate	136	141	275	552
Total	396	353	661	1,410

*Basic Construction Needs were calculated using the formulas shown in the Appendix. The following were used in the calculations: for Orland: a homeownership percentage of 59.8, a vacant-not-for-sale-or-rent percentage of 2.9, and an annual removal rate of .002; for Willows: a homeownership percentage of 51.8, a vacant-not-for-sale-or-rent percentage of 2.5, and an annual removal rate of .002; and for the Unincorporated Area: a homeownership percentage of 67.1, a vacant-not-for-sale-or-rent percentage of 4.6, and an annual removal rate of .002.

TABLE 2 (Continued)

TRI-COUNTY AREA PLANNING COUNCIL

BASIC CONSTRUCTION NEEDS
JANUARY 1, 1991 TO JULY 1, 1997TEHAMA COUNTY:

BY COMPONENTS*:

	Housing Units				County Total
	<u>Corning</u>	<u>Red Bluff</u>	<u>Tehama</u>	<u>Unincor- porated</u>	
Household Increase	250	665	15	1,843	2,773
1991 Vacancy Need	- 43	60	5	- 3	19
1997 Vacancy Need	16	42	1	220	279
Replacement Need 1990-1997	39	72	2	185	298
Total	262	839	23	2,245	3,369

BY INCOME GROUP:

	Housing Units				County Total
	<u>Corning</u>	<u>Red Bluff</u>	<u>Tehama</u>	<u>Unincor- porated</u>	
Very Low	89	235	6	611	941
Other Lower	52	143	5	406	606
Moderate	53	176	5	440	674
Above Moderate	68	285	7	788	1,148
Total	262	839	23	2,245	3,369

*Basic Construction Needs were calculated using the formulas shown in the Appendix. The following were used in the calculations: for Corning: a homeownership percentage of 56.2, a vacant-not-for-sale-or-rent percentage of 2.5, and an annual removal rate of .002; for Red Bluff: a homeownership percentage of 50.2, a vacant-not-for-sale-or-rent percentage of 2.0, and an annual removal rate of .002; for Tehama: a homeownership percentage of 74.2, a vacant-not-for-sale-or-rent percentage of 6.3, and an annual removal rate of .002; and for the Unincorporated Area: a homeownership percentage of 78.7, a vacant-not-for-sale-or-rent percentage of 8.0, and an annual removal rate of .002.

there was a surplus of vacant units in those jurisdictions compared to the minimum desirable vacancy level needed for the healthy functioning of the housing market. The other jurisdictions all have a positive "1991 vacancy" need, which means that there was a shortage of units there on January 1, 1991.

Tables 1 and 2 also both contain determinations of projected need. Table 1 shows, by income group, the number of additional households each local government is to plan for. Table 2 shows the construction needed to accommodate, by income, the additional households by July 1997, including an allowance for normal market removals.

METHODOLOGY

Allocations of Household Growth

The July 1, 1997 household projections for Colusa, Glenn, and Tehama Counties were prepared by the California Department of Housing and Community Development (HCD) based on California Department of Finance household projections released in May 1991. The allocations of shares of household growth shown in Table 1 are based on a continuation of the household growth patterns that occurred between 1980 and 1990. The trend line method of allocation is based on assessment of the expected economic conditions within the county during the planning period compared to the prior decade and on a determination that adequate sites and public facilities were available throughout the county during the 1980s and will continue to be available during the planning period. Basing the growth allocations on trend line and economic expectations takes into consideration market demand for housing, type and tenure of housing need, existing and projected employment patterns, and existing commuting patterns and public transportation facilities.

Farmworker housing need is included in the very low and other lower income allocations. Loss of units contained in assisted housing developments is not expected to be a factor during the planning period.

Allocations of Household Growth by Income

Four income groups are used in this plan. They are: Very Low, Other Lower, Moderate, and Above Moderate. Definitions for these terms are given in the Appendix.

In allocating household growth by income, each jurisdiction is considered to constitute a separate housing market area. The economic characteristics of each jurisdiction are not projected to change by 1997; and, except for the City of Tehama, within each county, each jurisdiction has relatively similar income group profiles. For these reasons, except for the City of Tehama, the income group allocations are based on continuance of the existing income distribution in each jurisdiction. Because of its high percentage of lower income households, it is appropriate to allocate its small growth allocation based on the regional income percentages.

Basic Construction Needs

The basic construction needs were prepared by, first, preparing each of the components shown in the "By Components" section of Table 2 and then determining the number of units needed by income group. The formulas used in calculating each of the components of the construction needs are shown in the Appendix. The ownership rates and the "vacant-not-for-sale-or-rent" rates were taken from the 1990 U.S. Census. They and the annual removal rates used in the calculations are shown at the bottom of Table 2.

The percentages used in allocating the total construction need by income group are the percentages shown in the last column of Table 1. This means that, for each local government, household growth and construction need are allocated by income using the same income group percentages.

USE OF THE PLAN

The principal use of the allocations in this plan is inclusion in the local housing element as the shares of regional housing need. By doing this, the local government is planning to accommodate its share of the projected growth of the county and to provide opportunities for all income groups to have access to housing throughout the county.

Because regional housing needs plans are prepared a year or more before the statutory deadline for housing element updates, typically additional units have been built during the time period between the base date of the regional housing needs plan and the adoption of the housing element update. Local governments may reduce their allocations of construction need by the number of units which have been completed since the base date

of this plan. Instructions for how to estimate the number of units completed by income group are available as part of a technical assistance package on housing element preparation which is available from HCD's Division of Housing Policy Development.

The shares of regional need contained in this plan are only a portion of the housing needs which are to be included in the local housing element. For example, housing elements are additionally required to include estimated affordability needs. This involves making estimates of the current number of lower income households (the very low and other lower income categories) who pay more than they can afford for housing.

Other existing needs which are to be included in housing elements but which are not included in this plan include estimates of overcrowding, of the needs of special groups, and of the number of housing units which are in substandard physical condition. Estimates of substandard units should include both estimates of the units which need rehabilitation and the units which are so substandard that they need to be removed.

The basic construction needs in this plan do not include allowances for all construction needs which result from the need to remove units which are beyond repair or are not economically feasible to repair. Units which are removed from the housing stock in the normal course of housing market activity (demolitions, changes to commercial use, etc.) are not necessarily the substandard units. Consequently, the basic construction needs are to be supplemented by estimates of construction needed because of the need to remove units which are in poor physical condition.

The determinations (shown in Table 2) that there was or was not a sufficient number of housing units on the beginning date of this plan was made without regard to the physical condition of the housing stock, both occupied and vacant. The local housing element should estimate the units which are in substandard condition and assess whether there is sufficient existing standard housing.

PLAN REVISION PROCESS

Local Revision Process

The adoption of this plan by the council of governments commences a 90-day period during which each of the local governments in the Tri-County area may propose

at the time, requested the help of various law enforcement agencies to assist in the search for the missing person. The search was conducted in the area of the missing person's last known location, but no results were obtained.

The search was continued for several days, but no results were obtained. The search was then expanded to include the entire area of the missing person's last known location, but no results were obtained. The search was then expanded to include the entire area of the missing person's last known location, but no results were obtained.

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PLAN REVISION PROCESS

Introduction

The purpose of this plan is to provide a framework for the revision process. The plan is designed to ensure that the revision process is conducted in a systematic and efficient manner.

revisions to the plan. If there are no proposed local revisions, this plan will become final on the expiration of the 90-day period.

If a proposed local revision is submitted to the council of governments during the 90-day period, the council has the 60-day period following the expiration of the 90-day local revision period in which to act. The council may approve the proposed local revision, modify its prior determination, or indicate why the proposed revision is inconsistent with the regional need. If the council does not accept a proposed revision, a public hearing may be requested within 30 days. The council of governments' final action on the local revision proposal shall constitute the local government's share of regional need which is to be included in the local housing element.

The standards and procedures for proposing local revisions, council of governments actions on them, and local government rights in the process are contained in Government Code Section 65584(c). A copy of that section is included in the Appendix.

Later Changes in the Plan

Prior to this year, state law permitted no changes in regional housing needs plans following completion of the statutory local revision process. Effective January 1, 1991, Government Code Section 65584(c)(5) provides for one type of change at a later date. The only change permitted is transfer of a portion of a county's allocation to one or more cities within the county. The transfer must meet the standards applicable to the original allocation of local shares of regional need and have the approval of the county, the affected cities, and the council of governments. Events which might lead to use of these provisions include major changes in the local economy, changes in annexation policies or agreements, and the incorporation of a new city.

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APPENDIX C

Contents:

1. Copy of Government Code Section 65584.
2. Definitions of Income Groups.
3. Formulas used in calculating basic construction needs (Table 2).
4. Copy of California Department of Finance estimates for January 1, 1991.

GOVERNMENT CODE SECTION 65584

65584. . (a) For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a general plan of the city or county. The distribution of regional housing needs shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, the loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions, and the housing needs of farmworkers. The distribution shall seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households. Based upon data provided by the Department of Finance, in consultation with each council of government, the Department of Housing and Community Development shall determine the regional share of the statewide housing need at least two years prior to the second revision, and all subsequent revisions as required pursuant to Section 65588. Based upon data provided by the department relative to the statewide need for housing, each council of governments shall determine the existing and projected housing need for its region. Within 30 days following notification of this determination, the department shall ensure that this determination is consistent with the statewide housing need. The department may revise the determination of the council of governments if necessary to obtain this consistency. The appropriate council of governments shall determine the share for each city or county consistent with the criteria of this subdivision and with the advice of the department subject to the procedure established pursuant to subdivision (c) at least one year prior to the second revision, and at five-year intervals following the second revision pursuant to Section 65588. The council of governments shall submit to the department information regarding the assumptions and methodology to be used in allocating the regional housing need. As part of the allocation of the regional housing need, the council of governments, or the department pursuant to subdivision (b), shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. The department shall submit to each council of governments information regarding the assumptions and methodology to be used in allocating the regional share of the statewide housing need. As part of its determination of the regional share of the statewide housing need, the department shall provide each council of governments with data describing the assumptions and methodology used in calculating its share of the statewide housing need. The councils of governments shall provide each city and county with the department's information.

(b) For areas with no council of governments, the department shall determine housing market areas and define the regional housing need for cities and counties within these areas pursuant to the provisions for the distribution of regional housing needs in subdivision (a). Where the department determines that a city or county possesses the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the identification and determination of housing market areas and

There is a general feeling of dissatisfaction with the present state of affairs in the medical profession. The feeling is based upon many factors, some of which are of a technical nature, while others are of a more fundamental character. The feeling is not confined to any one class of the profession, but is shared by the majority of the members of the medical community.

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regional housing needs, the department shall delegate this responsibility to the cities and counties within these areas:

(c) (1) Within 90 days following a determination of a council of governments pursuant to subdivision (a); or the department's determination pursuant to subdivision (b), a city or county may propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in subdivision (a). The proposed revised share shall be based upon available data and accepted planning methodology, and supported by adequate documentation.

(2) Within 60 days after the time period for the revision by the city or county, the council of governments or the department, as the case may be, shall accept the proposed revision, modify its earlier determination, or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need.

(A) If the council of governments or the department, as the case may be, does not accept the proposed revision, then the city or county shall have the right to request a public hearing to review the determination within 30 days.

(B) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

(C) The date of the hearing shall be at least 30 days from the date of the notification.

(D) Before making its final determination, the council of governments or the department, as the case may be, shall consider comments, recommendations, available data, accepted planning methodology, and local geological and topographic restraints on the production of housing.

(3) If the council of governments or the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the council of governments or the department grant a revised allocation pursuant to paragraph (1), the council of governments or the department shall ensure that the current total housing need is maintained. If the council of governments or department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share which was originally determined by the council of governments or the department.

(4) The determination of the council of governments or the department, as the case may be, shall be subject to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

(5) The council of governments or the department shall reduce the share of regional housing needs of a county if all of the following conditions are met:

(A) One or more cities within the county agree to increase its share or their shares in an amount which will make up for the reduction.

(B) The transfer of shares shall only occur between a county and cities within that county.

(C) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate and above moderate-income housing is reduced.

(D) The council of governments or the department, whichever assigned the county's share, shall have authority over the approval of the proposed reduction, taking into consideration the criteria of subdivision (a) of Section 65584.

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(6) The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision. All materials and data used to justify any revision shall be made available upon request by any interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship.

(d) (1) Except as provided in paragraph (2), any ordinance, policy, or standard of a city or county which directly limits, by number, the building permits which may be issued for residential construction, or which limits for a set period of time the number of buildable lots which may be developed for residential purposes, shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need.

(2) Paragraph (1) does not apply to any city or county which imposes a moratorium on residential construction for a set period of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city or county shall, prior to a revision pursuant to subdivision (c), adopt findings which specifically describe the threat to the public health and safety and the reasons why construction of the number of units specified as its share of the regional housing need would prevent the mitigation of that threat.

(e) Any authority to review and revise the share of a city or county of the regional housing need granted under this section shall not constitute authority to revise, approve, or disapprove the manner in which the share of the city or county of the regional housing need is implemented through its housing program.

(f) A fee may be charged interested parties for any additional costs caused by the amendments made to subdivision (c) by Chapter 1684 of the Statutes of 1984 reducing from 45 to seven days the time within which materials and data shall be made available to interested parties.

(g) Determinations made by the department, a council of governments, or a city or county pursuant to this section are exempt from the provisions of the California Environmental Quality Act; Division 13 (commencing with Section 21000) of the Public Resources Code.

10. The primary objective of this project is to develop a comprehensive system for the management of the company's financial resources. This system will be designed to provide accurate and timely information to the management and the board of directors, enabling them to make informed decisions regarding the company's financial future.

11. The system will be developed in accordance with the principles of sound financial management, and it will be designed to be flexible and adaptable to the changing needs of the company. It will be developed in a modular fashion, allowing for the addition of new features and the modification of existing ones as the company's requirements evolve.

12. The system will be developed using the latest technology, and it will be designed to be secure and reliable. It will be developed in a way that ensures the confidentiality and integrity of the company's financial data, and it will be designed to be available to the management and the board of directors at all times.

13. The system will be developed in a way that ensures the accuracy and reliability of the financial data. It will be developed in a way that ensures the data is consistent and complete, and it will be designed to be subject to regular audits and reviews.

14. The system will be developed in a way that ensures the efficiency and effectiveness of the financial management process. It will be developed in a way that ensures the process is streamlined and simplified, and it will be designed to be easy to use and understand.

15. The system will be developed in a way that ensures the transparency and accountability of the financial management process. It will be developed in a way that ensures the process is open and transparent, and it will be designed to be subject to regular reporting and review.

16. The system will be developed in a way that ensures the sustainability and long-term success of the company. It will be developed in a way that ensures the company's financial resources are managed in a responsible and sustainable manner, and it will be designed to be subject to regular monitoring and evaluation.

17. The system will be developed in a way that ensures the compliance of the company with the relevant financial regulations and standards. It will be developed in a way that ensures the company's financial management process is compliant with the relevant regulations and standards, and it will be designed to be subject to regular monitoring and evaluation.

18. The system will be developed in a way that ensures the effectiveness of the financial management process. It will be developed in a way that ensures the process is effective and efficient, and it will be designed to be subject to regular monitoring and evaluation.

19. The system will be developed in a way that ensures the success of the company. It will be developed in a way that ensures the company's financial resources are managed in a way that ensures the company's long-term success, and it will be designed to be subject to regular monitoring and evaluation.

20. The system will be developed in a way that ensures the achievement of the company's goals and objectives. It will be developed in a way that ensures the company's financial resources are managed in a way that ensures the achievement of the company's goals and objectives, and it will be designed to be subject to regular monitoring and evaluation.

Definitions of Income Groups

The income limits for a four-person household in Colusa, Glenn, and Tehama Counties are the following:

Very Low Income Income not exceeding 50% of area median family income.

Other Lower Income Income between 50% and 80% of area median family income.

Moderate Income Income between 80% and 120% of area median family income.

Above Moderate Income Income exceeding 120% of area median family income.

Income limits for other household sizes are calculated using household size adjustment factors. For example, the income limit for a one-person household for any income level is .7 times the four-person income limit for that income level.

In the Tri-County Area, area median family income is the higher of the county median family income or the statewide nonmetropolitan median family income, as estimated by the U.S. Department of Housing and Urban Development (HUD).

Definitions of Income Groups

The income data for the various countries in Table 1 are based on the following definitions:

For the United States: Income is defined as the sum of personal income and corporate income.

For the United Kingdom: Income is defined as the sum of personal income and corporate income.

For the West Germany: Income is defined as the sum of personal income and corporate income.

For the Japan: Income is defined as the sum of personal income and corporate income.

For the France: Income is defined as the sum of personal income and corporate income.

For the Italy: Income is defined as the sum of personal income and corporate income.

Basic Construction Needs Calculations

1. Determine Total Housing Units Needed in July 1997:

Owner households = July 1997 households X Homeownership factor

Owner Units Needed = Owner households + 0.98 (100% - 2% owner allowance)

Renter households = July 1997 households X Rentership factor

Renter Units Needed = Renter households + 0.94 (100% - 6% renter allowance)

Other Vacant Units Needed =

(Owner Units Needed + Renter Units Needed) + (100% - other vacant allowance)

Total Housing Units Needed in July 1997 =

Owner Units Needed + Renter Units Needed + Other Vacant Units Needed

2. Determine New Housing Units Needed to accommodate growth 1991 to 1997:

Units needed to accommodate growth = Units needed in 1997 - Units on Jan. 1, 1991

3. Determine Expected Normal Market Removals 1991 to 1997:

Average existing units 1991 to 1997 = $\frac{\text{Units needed in 1997} + \text{Units Jan. 1991}}{2}$

Removals per year = Average existing units 1991 to 1997 X 0.002

Total years Jan. 1991 to July 1997 = 6.5 years

Expected Normal Market Removals 1991 to 1997 = Removals per year X 6.5

4. Determine Basic Construction Need 1991 to 1997

Basic Construction Need 1991 to 1997 =

Units Needed for Growth + Expected Normal Market Removals 1991 to 1997

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DEPARTMENT OF FINANCE ESTIMATES
FOR JANUARY 1, 1991

	1989	1990	1991	1992	1993	1994	1995
CLERICAL	1,274	1,274	1,274	1,274	1,274	1,274	1,274
LABORER	2,015	2,015	2,015	2,015	2,015	2,015	2,015
WILLIAMS	2,015	2,015	2,015	2,015	2,015	2,015	2,015
TOTAL DEPARTMENT	5,304	5,304	5,304	5,304	5,304	5,304	5,304
DEPARTMENTAL	2,015	2,015	2,015	2,015	2,015	2,015	2,015
DEPT. TOTAL	7,319	7,319	7,319	7,319	7,319	7,319	7,319

DEPARTMENT OF FINANCE
FOR JANUARY 1981

CALIFORNIA DEPARTMENT OF FINANCE
DEMOGRAPHIC RESEARCH UNIT

REPORT E-5 PRELIM
TE 6

COLUSA COUNTY POPULATION AND HOUSING ESTIMATES
JANUARY 1, 1991

PRINTED
05/03/91

CONTROLLED

----- POPULATION -----

----- HOUSING UNITS* -----

PERSON
PER
HOUSE-
HOLD

CITY	TOTAL	HOUSE- HOLD	GROUP QUARTER	TOTAL	OCCUPIED	PERCENT VACANT	PERSON PER HOUSE- HOLD
COLUSA	5015	4960	55	1920	1826	4.90	2.716
WILLIAMS	2420	2308	112	789	728	7.73	3.170

TOTAL INCORPORATED	7435	7268	167	2709	2554	5.72	2.846

UNINCORPORATED	9194	9001	193	3653	3117	14.67	2.888

COUNTY TOTAL	16629	16269	360	6362	5671	10.86	2.869

HOUSING UNITS BY TYPE FROM THE 1990 CENSUS HAVE NOT BEEN RELEASED.
EXPECT THEM TO BE AVAILABLE FOR THE 1992 E-5 REPORT

CALIFORNIA DEPARTMENT OF FINANCE
DEMOGRAPHIC RESEARCH UNIT

REPORT E-5 PRELIM
PAGE 12

GLENN COUNTY POPULATION AND HOUSING ESTIMATES
JANUARY 1, 1991

PRINTED
05/03/91

CONTROLLED	----- POPULATION -----			----- HOUSING UNITS* -----			PERSON PER HOUSE HOLD
CITY	TOTAL	HOUSE- HOLD	GROUP QUARTER	TOTAL	OCCUPIED	PERCENT VACANT	
ORLAND	5182	5115	67	2019	1937	4.06	2.64
WILLOWS	6092	5927	165	2240	2138	4.55	2.77

TOTAL INCORPORATED	11274	11042	232	4259	4075	4.32	2.71

UNINCORPORATED	14051	13932	119	5127	4820	5.99	2.89

COUNTY TOTAL	25325	24974	351	9386	8895	5.23	2.80

HOUSING UNITS BY TYPE FROM THE 1990 CENSUS HAVE NOT BEEN RELEASED.
WE EXPECT THEM TO BE AVAILABLE FOR THE 1992 E-5 REPORT

CALIFORNIA DEPARTMENT OF FINANCE
DEMOGRAPHIC RESEARCH UNIT

REPORT E-5 PRELIM
PAGE 61

TEHAMA COUNTY POPULATION AND HOUSING ESTIMATES
JANUARY 1, 1991

PRII
05/01

CONTROLLED		----- POPULATION -----			----- HOUSING UNITS* -----		
CITY	TOTAL	HOUSE- HOLD	GROUP QUARTER	TOTAL	OCCUPIED	PERCENT VACANT	PER HOI HO
CORNING	6035	5993	42	2480	2286	7.82	2.
RED BLUFF	12568	12108	460	5130	4881	4.85	2.
TEHAMA	408	408	0	177	165	6.78	2.

TOTAL INCORPORATED	19011	18509	502	7787	7332	5.84	2.

UNINCORPORATED	31886	31489	397	13204	11795	10.67	2.

COUNTY TOTAL	50897	49998	899	20991	19127	8.88	2.

* HOUSING UNITS BY TYPE FROM THE 1990 CENSUS HAVE NOT BEEN RELEASED.
WE EXPECT THEM TO BE AVAILABLE FOR THE 1992 E-5 REPORT

DEPARTMENT OF FINANCE

915 L STREET

SACRAMENTO, CA 95814-4998



1990 CENSUS

STF 3 Standard 6-Page Profile

The enclosed report was generated from Summary Tape File 3 (STF3). Direct questions concerning these data to the State Census Data Center, 915 L Street, Sacramento, CA 95814. Telephone (916) 322-4651.

Summary Tape File 3 contains sample data collected from approximately 16.6 percent of the total housing units. These data were then weighted to represent the total population. Data include: citizenship; educational attainment; labor force status; income; poverty status; industry; occupation; language spoken at home and ability to speak English; transportation to work; mobility and self-care limitations; residence in 1985; mortgage status; year structure built; and selected monthly owner costs.

In addition to the data collected only on a sample basis, STF3 also contains 100-percent data items such as race, Hispanic origin, sex, etc. Although these data items were collected on a 100-percent basis, the counts for these items shown in STF3 are based on the sample questionnaires. Therefore, the counts shown in STF3 for these items will not always match the counts found in 100-percent tabulations such as Summary Tape File 1. This can effect the calculation of percentages or rates, if the numerator and the denominator do not come from the same file.

A brief description of the terms and concepts used in STF3 is included with this cover sheet. For a complete glossary of census terms see the Technical Documentation for STF3.

A list of selected data items and their location is below:

Citizenship	3
Commute to Work	3
Disability	4
Education	1
Gross Rent	6
Income	2,4
Industry	5
Labor Force Status	4,5
Language Spoken at Home	1
Mortgage Status	6
Occupation	5
Place of Work	3
Poverty	2
Tenure	5,6
Veterans	4

Table 1

Table 1: Summary of Results

The results of the study are summarized in Table 1. The data shows that the majority of the participants (80%) were female, and the majority of the participants (75%) were aged between 18 and 25 years.

The results of the study are summarized in Table 1. The data shows that the majority of the participants (80%) were female, and the majority of the participants (75%) were aged between 18 and 25 years. The results of the study are summarized in Table 1. The data shows that the majority of the participants (80%) were female, and the majority of the participants (75%) were aged between 18 and 25 years.

The results of the study are summarized in Table 1. The data shows that the majority of the participants (80%) were female, and the majority of the participants (75%) were aged between 18 and 25 years. The results of the study are summarized in Table 1. The data shows that the majority of the participants (80%) were female, and the majority of the participants (75%) were aged between 18 and 25 years.

A total of 100 participants were recruited for the study. The results of the study are summarized in Table 1. The data shows that the majority of the participants (80%) were female, and the majority of the participants (75%) were aged between 18 and 25 years.

A list of the results of the study is provided below.

- 1. The majority of the participants (80%) were female.
- 2. The majority of the participants (75%) were aged between 18 and 25 years.
- 3. The majority of the participants (70%) were from the United States.
- 4. The majority of the participants (65%) were from the University of California.
- 5. The majority of the participants (60%) were from the Department of Psychology.
- 6. The majority of the participants (55%) were from the University of California, Berkeley.
- 7. The majority of the participants (50%) were from the University of California, San Diego.
- 8. The majority of the participants (45%) were from the University of California, Los Angeles.
- 9. The majority of the participants (40%) were from the University of California, Santa Barbara.
- 10. The majority of the participants (35%) were from the University of California, Irvine.

Labor Force (Employment) Status--The series of questions on employment status was designed to identify, in this sequence: (1) persons who worked at any time during the reference week (employed); (2) persons who did not work during the reference week but had jobs or businesses from which they were temporarily absent (excluding layoff) (employed); (3) persons on layoff (not in labor force); and (4) persons who did not work during the reference week, but who were looking for work during the last four weeks and were available for work during the reference week (unemployed).

Language Spoken at Home--Includes only those who sometimes or always spoke a language other than English at home. It does not include those who spoke a language other than English only at school or limited to only a few expressions or slang.

Mobility Limitation Status--Persons were identified as having a mobility limitation if they had a health condition that lasted 6 or more months and which made it difficult to go outside the home alone such as going shopping and visiting the doctor's office.

Occupied Housing Unit--A housing unit is classified as occupied if it is the usual place of residence of the person or group of persons living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or business. (Count of Occupied Housing units is the same as the count of Households).

Own Children--A never-married child under 18 years who is a son or daughter by birth, a stepchild, or an adopted child of the householder.

Per Capita Income--Is derived by dividing the total income of a particular area by the total population.

Poverty Status in 1989--Poverty status was determined for all persons except institutionalized persons, persons in military group quarters and in college dormitories, and unrelated individuals under 15 years old. These groups were excluded from the denominator when calculating poverty rates. The income cutoffs used by the Census Bureau to determine the poverty status of families and unrelated are arranged in a matrix consisting of family size cross-classified by presence and number of family members under 18 years old. The average poverty threshold for a family of four persons was \$12,674 in 1989.

Preprimary School--Includes kindergarten and nursery school.

Race--The concept of race as used by the Census Bureau reflects self-identification; it does not denote any clearcut scientific definition of biological stock. The racial categories used are White; Black; American Indian, Eskimo, or Aleut; Asian or Pacific Islander; and Other Race not elsewhere classified. The "other race" includes provisions for a write-in space. (see also: Hispanic Origin)

Related Children--Includes own children and all other persons under 18 years of age in the household, regardless of marital status, except the spouse of the householder.

Selected Monthly Owner Costs--The sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. It also includes, where appropriate, the monthly condominium fees or mobile home costs.

STATE: CALIFORNIA COUNTY: TEHAMA

PLACE: RED BLUFF CITY

P1/2/3/6. PERSONS

TOTAL	12363
UNWEIGHTED SAMPLE	1454
100% COUNT	12363

URBAN	12363
INSIDE URBANIZED AREAS	0
OUTSIDE URBANIZED AREAS	12363
RURAL	0
RURAL FARM	0
RURAL NONFARM	0

P7. SEX
(UNIVERSE: PERSONS)

MALE	5915
FEMALE	6448

P8. RACE
(UNIVERSE: PERSONS)

WHITE	11278
BLACK	94
AMER IND, ESK, OR ALEUT	278
ASIAN OR PAC ISLANDER	114
OTHER RACE	599

P10. PERSONS OF HISPANIC
ORIGIN

P4. FAMILIES	3218
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P5. HOUSEHOLDS	4815
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P28. LANGUAGE SPOKEN AT HOME AND ABILITY
TO SPEAK ENGLISH
(UNIVERSE: PERSONS 5 YEARS & OVER)

SPEAK ONLY ENGLISH	10308
SPEAK SPANISH:	
SPEAK ENGLISH "VERY WELL"	219
SPEAK ENGLISH "WELL"	85
SPEAK ENGLISH "NOT WELL" OR NOT "NOT AT ALL"	281
SPEAK ASIAN OR PAC ISLAND LANGUAGE:	
SPEAK ENGLISH "VERY WELL"	38
SPEAK ENGLISH "WELL"	10
SPEAK ENGLISH "NOT WELL" OR NOT "NOT AT ALL"	17
SPEAK OTHER LANGUAGE:	
SPEAK ENGLISH "VERY WELL"	208
SPEAK ENGLISH "WELL"	44
SPEAK ENGLISH "NOT WELL" OR NOT "NOT AT ALL"	11

P22. FAMILY TYPE AND PRESENCE AND AGE OF
CHILDREN
(UNIVERSE: FAMILIES)

MARRIED-COUPLE FAMILY:	
WITH CHILDREN 18 YEARS & OVER	250
NO CHILDREN 18 YEARS & OVER	2139
OTHER FAMILY:	
MALE HOUSEHOLDER, NO SPOUSE:	
WITH CHILDREN 18 YEARS & OVER	26
NO CHILDREN 18 YEARS & OVER	159
FEMALE HOUSEHOLDER, NO SPOUSE:	
WITH CHILDREN 18 YEARS & OVER	108
NO CHILDREN 18 YEARS & OVER	536

P43. RESIDENCE IN 1985--STATE & COUNTY LEVEL
(UNIVERSE: PERSONS 5 YEARS & OVER)

SAME HOUSE IN 1985	4920
DIFFERENT HOUSE IN U.S. IN 1985:	
SAME COUNTY	3133
DIFFERENT COUNTY, SAME STATE	2112
DIFFERENT STATE:	
NORTHEAST	32
MIDWEST	82
SOUTH	283
WEST	561
ABROAD IN 1985:	
PUERTO RICO	0
U.S. OUTLYING AREA	0
FOREIGN COUNTRY	98

P54. SCHOOL ENROLLMENT AND TYPE OF SCHOOL
(UNIVERSE: PERSONS 3 YEARS & OVER)

ENROLLED IN PREPRIMARY SCHOOL:	
PUBLIC SCHOOL	132
PRIVATE SCHOOL	81
ENROLLED IN ELEMENTARY OR HIGH SCHOOL:	
PUBLIC SCHOOL	2238
PRIVATE SCHOOL	80
ENROLLED IN COLLEGE:	
PUBLIC SCHOOL	598
PRIVATE SCHOOL	95
NOT ENROLLED IN SCHOOL	8515

P57/58/59/60. EDUCATIONAL ATTAINMENT BY RACE AND HISPANIC ORIGIN

	PERSONS 18 YEARS & OVER	PERSONS 25 YEARS & OVER							HISPANIC ORIGIN
	TOTAL	TOTAL	WHITE	BLACK	AMER IND/ ESK/ALEUT	ASIAN & PAC ISL	OTHER	*	
ELEMENTARY (0 TO 8 YEARS)	710	666	450	0	6	26	184	*	217
HIGH SCHOOL (1 TO 4 YEARS), NO DIPLOMA	1369	1001	989	3	9	0	0	*	51
HIGH SCHOOL DIPLOMA	3207	2830	2644	21	62	9	94	*	125
SOME COLLEGE, NO DEGREE	2101	1765	1696	0	30	18	21	*	55
ASSOCIATE DEGREE	691	626	603	0	12	11	0	*	9
BACHELORS DEGREE	643	632	581	15	4	14	18	*	33
GRADUATE OR PROFESSIONAL DEGREE	185	175	175	0	0	0	0	*	4

STATE: CALIFORNIA COUNTY: TEHAMA

PLACE: RED BLUFF CITY

P80/81/107/108. HOUSEHOLD AND FAMILY
INCOME IN 1989

	HOUSEHOLDS	FAMILIES
\$ 0 - 4,999	187	128
\$ 5,000 - 9,999	938	463
\$ 10,000 - 12,499	354	174
\$ 12,500 - 14,999	326	215
\$ 15,000 - 17,499	398	258
\$ 17,500 - 19,999	259	223
\$ 20,000 - 22,499	309	175
\$ 22,500 - 24,999	193	104
\$ 25,000 - 27,499	281	197
\$ 27,500 - 29,999	142	110
\$ 30,000 - 32,499	184	119
\$ 32,500 - 34,999	108	90
\$ 35,000 - 37,499	176	149
\$ 37,500 - 39,999	147	121
\$ 40,000 - 42,499	132	91
\$ 42,500 - 44,999	85	85
\$ 45,000 - 47,499	63	54
\$ 47,500 - 49,999	29	40
\$ 50,000 - 54,999	157	125
\$ 55,000 - 59,999	84	73
\$ 60,000 - 74,999	122	92
\$ 75,000 - 99,999	96	87
\$ 100,000 - 124,999	34	34
\$ 125,000 - 149,999	11	11
\$ 150,000 OR MORE	0	0
MEDIAN	\$19,474	\$22,114
MEAN	\$24,546	\$27,616

P117/119/120. POVERTY STATUS IN 1989
(UNIVERSE: PERSONS FOR WHOM POVERTY
STATUS IS DETERMINED)

	AT OR ABOVE POVERTY	BELOW POVERTY
PERSONS	9500	2436
AGE		
0-4	735	403
5	99	70
6-11	779	355
12-17	675	228
18-24	849	345
25-34	1671	350
35-44	1340	308
45-54	853	164
55-59	389	50
60-64	429	32
65-74	903	83
75+	778	48
WHITE	8872	1993
BLACK	49	45
AMERICAN INDIAN, ESKIMO, OR ALEUT	157	107
ASIAN OR PACIFIC ISLANDER	75	39
OTHER	347	252
HISPANIC	634	428

P114A&B/115A/116A. PER CAPITA INCOME IN 1989
(UNIVERSE: PERSONS)

TOTAL PERSONS IN HOUSEHOLDS	\$9,997
IN GROUP QUARTERS:	\$9,996
INSTITUTIONAL	\$10,299
NONINSTITUTIONAL	\$9,368
WHITE	\$10,369
BLACK	\$3,440
AMERICAN INDIAN, ESKIMO, OR ALEUT	\$8,018
ASIAN OR PACIFIC ISLANDER	\$7,699
OTHER	\$5,381
HISPANIC	\$6,391

P126. POVERTY STATUS IN 1989 BY FAMILY TYPE
AND AGE (UNIVERSE: RELATED CHILDREN
UNDER 18 YEARS)

	ABOVE POVERTY	BELOW POVERTY
IN MARRIED-COUPLE FAMILY:		
UNDER 5 YEARS	614	114
5 YEARS	72	9
6 TO 17 YEARS	1192	177
IN OTHER FAMILY:		
MALE HOUSEHOLDER, NO SPOUSE:		
UNDER 5 YEARS	44	0
5 YEARS	17	0
6 TO 17 YEARS	92	53
FEMALE HOUSEHOLDER, NO SPOUSE:		
UNDER 5 YEARS	77	289
5 YEARS	10	61
6 TO 17 YEARS	170	340

P82/83/84/85. HOUSEHOLD INCOME IN 1989 BY RACE/HISPANIC ORIGIN OF HOUSEHOLDER
(UNIVERSE: HOUSEHOLDS)

	WHITE	BLACK	AMER IND/ ESK/ALEUT	ASIAN/ PAC ISL	OTHER	* HISPANIC ORIGIN
\$ 0 - 4,999	150	0	12	4	21	21
\$ 5,000 - 9,999	894	0	21	9	14	30
\$ 10,000 - 14,999	639	8	5	7	21	39
\$ 15,000 - 24,999	1032	3	9	18	97	129
\$ 25,000 - 34,999	709	0	6	0	0	21
\$ 35,000 - 49,999	610	0	22	0	0	24
\$ 50,000 - 74,999	332	0	12	4	15	15
\$ 75,000 - 99,999	96	0	0	0	0	0
\$ 100,000 OR MORE	45	0	0	0	0	0
MEAN	\$24,893	\$13,475	\$25,700	\$19,033	\$16,745	\$19,317

P121. RATIO OF INCOME IN 1989 TO
POVERTY LEVEL
(UNIVERSE: PERSONS FOR WHOM
POVERTY STATUS IS DETERMINED)

UNDER .50	751
.50 TO .74	697
.75 TO .99	988
1.00 TO 1.24	777
1.25 TO 1.49	1004
1.50 TO 1.74	768
1.75 TO 1.84	408
1.85 TO 1.99	257
2.00 AND OVER	6286
TOTAL	11936

Label	174-175	176-177	178-179	180-181	182-183	184-185	186-187	188-189	190-191	192-193	194-195	196-197	198-199	200-201	202-203	204-205	206-207	208-209	210-211	212-213	214-215	216-217	218-219	220-221	222-223	224-225	226-227	228-229	230-231	232-233	234-235	236-237	238-239	240-241	242-243	244-245	246-247	248-249	250-251	252-253	254-255	256-257	258-259	260-261	262-263	264-265	266-267	268-269	270-271	272-273	274-275	276-277	278-279	280-281	282-283	284-285	286-287	288-289	290-291	292-293	294-295	296-297	298-299	300-301	302-303	304-305	306-307	308-309	310-311	312-313	314-315	316-317	318-319	320-321	322-323	324-325	326-327	328-329	330-331	332-333	334-335	336-337	338-339	340-341	342-343	344-345	346-347	348-349	350-351	352-353	354-355	356-357	358-359	360-361	362-363	364-365	366-367	368-369	370-371	372-373	374-375	376-377	378-379	380-381	382-383	384-385	386-387	388-389	390-391	392-393	394-395	396-397	398-399	400-401	402-403	404-405	406-407	408-409	410-411	412-413	414-415	416-417	418-419	420-421	422-423	424-425	426-427	428-429	430-431	432-433	434-435	436-437	438-439	440-441	442-443	444-445	446-447	448-449	450-451	452-453	454-455	456-457	458-459	460-461	462-463	464-465	466-467	468-469	470-471	472-473	474-475	476-477	478-479	480-481	482-483	484-485	486-487	488-489	490-491	492-493	494-495	496-497	498-499	500-501	502-503	504-505	506-507	508-509	510-511	512-513	514-515	516-517	518-519	520-521	522-523	524-525	526-527	528-529	530-531	532-533	534-535	536-537	538-539	540-541	542-543	544-545	546-547	548-549	550-551	552-553	554-555	556-557	558-559	560-561	562-563	564-565	566-567	568-569	570-571	572-573	574-575	576-577	578-579	580-581	582-583	584-585	586-587	588-589	590-591	592-593	594-595	596-597	598-599	600-601	602-603	604-605	606-607	608-609	610-611	612-613	614-615	616-617	618-619	620-621	622-623	624-625	626-627	628-629	630-631	632-633	634-635	636-637	638-639	640-641	642-643	644-645	646-647	648-649	650-651	652-653	654-655	656-657	658-659	660-661	662-663	664-665	666-667	668-669	670-671	672-673	674-675	676-677	678-679	680-681	682-683	684-685	686-687	688-689	690-691	692-693	694-695	696-697	698-699	700-701	702-703	704-705	706-707	708-709	710-711	712-713	714-715	716-717	718-719	720-721	722-723	724-725	726-727	728-729	730-731	732-733	734-735	736-737	738-739	740-741	742-743	744-745	746-747	748-749	750-751	752-753	754-755	756-757	758-759	760-761	762-763	764-765	766-767	768-769	770-771	772-773	774-775	776-777	778-779	780-781	782-783	784-785	786-787	788-789	790-791	792-793	794-795	796-797	798-799	800-801	802-803	804-805	806-807	808-809	810-811	812-813	814-815	816-817	818-819	820-821	822-823	824-825	826-827	828-829	830-831	832-833	834-835	836-837	838-839	840-841	842-843	844-845	846-847	848-849	850-851	852-853	854-855	856-857	858-859	860-861	862-863	864-865	866-867	868-869	870-871	872-873	874-875	876-877	878-879	880-881	882-883	884-885	886-887	888-889	890-891	892-893	894-895	896-897	898-899	900-901	902-903	904-905	906-907	908-909	910-911	912-913	914-915	916-917	918-919	920-921	922-923	924-925	926-927	928-929	930-931	932-933	934-935	936-937	938-939	940-941	942-943	944-945	946-947	948-949	950-951	952-953	954-955	956-957	958-959	960-961	962-963	964-965	966-967	968-969	970-971	972-973	974-975	976-977	978-979	980-981	982-983	984-985	986-987	988-989	990-991	992-993	994-995	996-997	998-999	1000-1001	1002-1003	1004-1005	1006-1007	1008-1009	1010-1011	1012-1013	1014-1015	1016-1017	1018-1019	1020-1021	1022-1023	1024-1025	1026-1027	1028-1029	1030-1031	1032-1033	1034-1035	1036-1037	1038-1039	1040-1041	1042-1043	1044-1045	1046-1047	1048-1049	1050-1051	1052-1053	1054-1055	1056-1057	1058-1059	1060-1061	1062-1063	1064-1065	1066-1067	1068-1069	1070-1071	1072-1073	1074-1075	1076-1077	1078-1079	1080-1081	1082-1083	1084-1085	1086-1087	1088-1089	1090-1091	1092-1093	1094-1095	1096-1097	1098-1099	1100-1101	1102-1103	1104-1105	1106-1107	1108-1109	1110-1111	1112-1113	1114-1115	1116-1117	1118-1119	1120-1121	1122-1123	1124-1125	1126-1127	1128-1129	1130-1131	1132-1133	1134-1135	1136-1137	1138-1139	1140-1141	1142-1143	1144-1145	1146-1147	1148-1149	1150-1151	1152-1153	1154-1155	1156-1157	1158-1159	1160-1161	1162-1163	1164-1165	1166-1167	1168-1169	1170-1171	1172-1173	1174-1175	1176-1177	1178-1179	1180-1181	1182-1183	1184-1185	1186-1187	1188-1189	1190-1191	1192-1193	1194-1195	1196-1197	1198-1199	1200-1201	1202-1203	1204-1205	1206-1207	1208-1209	1210-1211	1212-1213	1214-1215	1216-1217	1218-1219	1220-1221	1222-1223	1224-1225	1226-1227	1228-1229	1230-1231	1232-1233	1234-1235	1236-1237	1238-1239	1240-1241	1242-1243	1244-1245	1246-1247	1248-1249	1250-1251	1252-1253	1254-1255	1256-1257	1258-1259	1260-1261	1262-1263	1264-1265	1266-1267	1268-1269	1270-1271	1272-1273	1274-1275	1276-1277	1278-1279	1280-1281	1282-1283	1284-1285	1286-1287	1288-1289	1290-1291	1292-1293	1294-1295	1296-1297	1298-1299	1300-1301	1302-1303	1304-1305	1306-1307	1308-1309	1310-1311	1312-1313	1314-1315	1316-1317	1318-1319	1320-1321	1322-1323	1324-1325	1326-1327	1328-1329	1330-1331	1332-1333	1334-1335	1336-1337	1338-1339	1340-1341	1342-1343	1344-1345	1346-1347	1348-1349	1350-1351	1352-1353	1354-1355	1356-1357	1358-1359	1360-1361	1362-1363	1364-1365	1366-1367	1368-1369	1370-1371	1372-1373	1374-1375	1376-1377	1378-1379	1380-1381	1382-1383	1384-1385	1386-1387	1388-1389	1390-1391	1392-1393	1394-1395	1396-1397	1398-1399	1400-1401	1402-1403	1404-1405	1406-1407	1408-1409	1410-1411	1412-1413	1414-1415	1416-1417	1418-1419	1420-1421	1422-1423	1424-1425	1426-1427	1428-1429	1430-1431	1432-1433	1434-1435	1436-1437	1438-1439	1440-1441	1442-1443	1444-1445	1446-1447	1448-1449	1450-1451	1452-1453	1454-1455	1456-1457	1458-1459	1460-1461	1462-1463	1464-1465	1466-1467	1468-1469	1470-1471	1472-1473	1474-1475	1476-1477	1478-1479	1480-1481	1482-1483	1484-1485	1486-1487	1488-1489	1490-1491	1492-1493	1494-1495	1496-1497	1498-1499	1500-1501	1502-1503	1504-1505	1506-1507	1508-1509	1510-1511	1512-1513	1514-1515	1516-1517	1518-1519	1520-1521	1522-1523	1524-1525	1526-1527	1528-1529	1530-1531	1532-1533	1534-1535	1536-1537	1538-1539	1540-1541	1542-1543	1544-1545	1546-1547	1548-1549	1550-1551	1552-1553	1554-1555	1556-1557	1558-1559	1560-1561	1562-1563	1564-1565	1566-1567	1568-1569	1570-1571	1572-1573	1574-1575	1576-1577	1578-1579	1580-1581	1582-1583	1584-1585	1586-1587	1588-1589	1590-1591	1592-1593	1594-1595	1596-1597	1598-1599	1600-1601	1602-1603	1604-1605	1606-1607	1608-1609	1610-1611	1612-1613	1614-1615	1616-1617	1618-1619	1620-1621	1622-1623	1624-1625	1626-1627	1628-1629	1630-1631	1632-1633	1634-1635	1636-1637	1638-1639	1640-1641	1642-1643	1644-1645	1646-1647	1648-1649	1650-1651	1652-1653	1654-1655	1656-1657	1658-1659	1660-1661	1662-1663	1664-1665	1666-1667	1668-1669	1670-1671	1672-1673	1674-1675	1676-1677	1678-1679	1680-1681	1682-1683	1684-1685	1686-1687	1688-1689	1690-1691	1692-1693	1694-1695	1696-1697	1698-1699	1700-1701	1702-1703	1704-1705	1706-1707	1708-1709	1710-1711	1712-1713	1714-1715	1716-1717	1718-1719	1720-1721	1722-1723	1724-1725	1726-1727	1728-1729	1730-1731	1732-1733	1734-1735	1736-1737	1738-1739	1740-1741	1742-1743	1744-1745	1746-1747	1748-1749	1750-1751	1752-1753	1754-1755	1756-1757	1758-1759	1760-1761	1762-1763	1764-1765	1766-1767	1768-1769	1770-1771	1772-1773	1774-1775	1776-1777	1778-1779	1780-1781	1782-1783	1784-1785	1786-1787	1788-1789	1790-1791	1792-1793	1794-1795	1796-1797	1798-1799	1800-1801	1802-1803	1804-1805	1806-1807	1808-1809	1810-1811	1812-1813	1814-1815	1816-1817	1818-1819	1820-1821	1822-1823	1824-1825	1826-1827	1828-1829	1830-1831	1832-1833	1834-1835	1836-1837	1838-1839	1840-1841	1842-1843	1844-1845	1846-1847	1848-1849	1850-1851	1852-1853	1854-1855	1856-1857	1858-1859	1860-1861	1862-1863	1864-1865	1866-1867	1868-1869	1870-1871	1872-1873	1874-1875	1876-1877	1878-1879	1880-1881	1882-1883	1884-1885	1886-1887	1888-1889	1890-1891	1892-1893	1894-1895	1896-1897	1898-1899	1900-1901	1902-1903	1904-1905	1906-1907	1908-1909	1910-1911	1912-1913	1914-1915	1916-1917	1918-1919	1920-1921	1922-1923	1924-1925	1926-1927	1928-1929	1930-1931	1932-1933	1934-1935	1936-1937	1938-1939	1940-1941	1942-1943	1944-1945	1946-1947	1948-1949	1950-1951	1952-1953	1954-1955	1956-1957	1958-1959	1960-1961	1962-1963	1964-1965	1966-1967	1968-1969	1970-1971	1972-1973	1974-1975	1976-1977	1978-1979	1980-1981	1982-1983	1984-1985	1986-1987	1988-1989	1990-1991	1992-1993	1994-1995	1996-1997	1998-1999	2000-2001	2002-2003	2004-2005	2006-2007	2008-2009	2010-2011	2012-2013	2014-2015	2016-2017	2018-2019	2020-2021	2022-2023	2024-2025	2026-2027	2028-2029	2030-2031	2032-2033	2034-2035	2036-2037	2038-2039	2040-2041	2042-2043	2044-2045	2046-2047	2048-2049	2050-2051	2052-2053	2054-2055
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STATE: CALIFORNIA COUNTY: TEHAMA

PLACE: RED BLUFF CITY

P45/46/47/48. PLACE OF WORK
(UNIVERSE: WORKERS 16 YEARS & OVER)

WORKED IN STATE OF RESIDENCE:	
WORKED IN COUNTY OF RESIDENCE	3816
WORKED OUTSIDE COUNTY OF RESIDENCE	508
WORKED OUTSIDE STATE OF RESIDENCE	17

LIVING IN AN MSA/PMSA:	
WORKED IN MSA OF RESIDENCE:	
CENTRAL CITY	0
REMAINDER OF THIS MSA	0
WORKED OUTSIDE MSA OF RESIDENCE:	
WORKED IN A DIFFERENT MSA:	
CENTRAL CITY	0
REMAINDER OF DIFFERENT MSA	0
WORKED OUTSIDE ANY MSA	0
NOT LIVING IN AN MSA/PMSA:	
WORKED IN AN MSA:	
CENTRAL CITY	227
REMAINDER OF MSA	235
WORKED OUTSIDE ANY MSA	3879

LIVING IN A PLACE:	
WORKED IN PLACE OF RESIDENCE	2969
WORKED OUTSIDE PLACE OR RESIDENCE	1372
NOT LIVING IN A PLACE	0

P49. MEANS OF TRANSPORTATION TO WORK
(UNIVERSE: WORKERS 16 YEARS & OVER)

CAR, TRUCK, OR VAN:	
DROVE ALONE	3345
CARPOOLED	520
PUBLIC TRANSPORTATION:	
BUS OR TROLLEY BUS	0
STREETCAR OR TROLLEY CAR	0
SUBWAY OR ELEVATED	0
RAILROAD	0
FERRYBOAT	0
TAXICAB	0
MOTORCYCLE	20
BICYCLE	73
WALKED	120
OTHER MEANS	61
WORKED AT HOME	202

P50/51. TRAVEL TIME TO WORK
(UNIVERSE: WORKERS 16 YEARS & OVER)

MINUTES	
0 - 4	307
5 - 9	1320
10 - 14	1138
15 - 19	350
20 - 24	362
25 - 29	94
30 - 34	237
35 - 39	59
40 - 44	37
45 - 59	136
60 - 89	51
90 OR MORE	48
WORKED AT HOME	202
MEAN TRAVEL TIME	14 MINUTES

P53. PRIVATE VEHICLE OCCUPANCY
(UNIVERSE: WORKERS 16 YEARS & OVER)

CAR, TRUCK, OR VAN:	
DROVE ALONE	3345
IN 2-PERSON CARPOOL	429
IN 3-PERSON CARPOOL	44
IN 4-PERSON CARPOOL	9
IN 5-PERSON CARPOOL	17
IN 6-PERSON CARPOOL	12
IN 7-OR-MORE CARPOOL	9
OTHER MEANS	476

P52. TIME LEAVING HOME TO GO TO WORK
(UNIVERSE: WORKERS 16 YEARS & OVER)

12:00 AM TO 4:59 AM	199
5:00 AM TO 5:29 AM	127
5:30 AM TO 5:59 AM	251
6:00 AM TO 6:29 AM	350
6:30 AM TO 6:59 AM	409
7:00 AM TO 7:29 AM	406
7:30 AM TO 7:59 AM	650
8:00 AM TO 8:29 AM	519
8:30 AM TO 8:59 AM	150
9:00 AM TO 9:59 AM	141
10:00 AM TO 10:59 AM	104
11:00 AM TO 11:59 AM	59
12:00 PM TO 3:59 PM	407
4:00 PM TO 11:59 PM	367

TOTAL WORKERS	4341	WORKED AT HOME	202
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H37/38. TENURE BY VEHICLES AVAILABLE
(UNIVERSE: OCCUPIED HOUSING UNITS)

	TOTAL	OWNER	RENTER
NONE	507	150	357
1	1915	745	1170
2	1637	1012	625
3	623	447	176
4	101	62	39
5 OR MORE	29	0	29
MEAN VEHICLES	1.59	1.80	1.38

P36. YEAR OF ENTRY
(UNIVERSE: FOREIGN-BORN PERSONS)

1987 TO 1990	105	1970 TO 1974	101
1985 OR 1986	54	1965 TO 1969	10
1982 TO 1984	47	1960 TO 1964	18
1980 OR 1981	94	1950 TO 1959	55
1975 TO 1979	50	BEFORE 1950	108

P37. AGE BY CITENSHIP
(UNIVERSE: PERSONS)

UNDER 18 YEARS:	
NATIVE	3390
FOREIGN BORN:	
NATURALIZED CITIZEN	3
NOT A CITIZEN	64
18 YEARS AND OVER:	
NATIVE	8331
FOREIGN BORN:	
NATURALIZED CITIZEN	222
NOT A CITIZEN	353

P42. PLACE OF BIRTH
(UNIVERSE: PERSONS)

NATIVE:	
BORN IN STATE OF RESIDENCE	7668
BORN IN OTHER STATE IN THE U.S.:	
NORTHEAST	366
MIDWEST	1300
SOUTH	863
WEST	1442
BORN OUTSIDE THE U.S.:	
PUERTO RICO	0
U.S. OUTLYING AREA	0
BORN ABROAD OF AMERICAN PARENT(S)	82

FOREIGN BORN	642
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STATE: CALIFORNIA COUNTY: TEHAMA PLACE: RED BLUFF CITY

P70/71/72. LABOR FORCE STATUS BY SEX AND RACE/HISPANIC ORIGIN
(UNIVERSE: PERSONS 16 YEARS & OVER)

	TOTAL	WHITE	BLACK	AMER IND/ ESK/ALEUT	ASIAN OR PAC ISL	OTHER	*	HISPANIC ORIGIN
MALE:							*	
IN LABOR FORCE	2804	2461	8	56	35	244	*	340
IN ARMED FORCES	0	0	0	0	0	0	*	0
CIVILIAN	2804	2461	8	56	35	244	*	340
EMPLOYED	2467	2211	8	45	35	168	*	249
UNEMPLOYED	337	250	0	11	0	76	*	91
NOT IN LABOR FORCE	1422	1344	32	18	7	21	*	57
FEMALE:							*	
IN LABOR FORCE	2144	2045	0	46	17	36	*	91
IN ARMED FORCES	0	0	0	0	0	0	*	0
CIVILIAN	2144	2045	0	46	17	36	*	91
EMPLOYED	1992	1902	0	37	17	36	*	86
UNEMPLOYED	152	143	0	9	0	0	*	5
NOT IN LABOR FORCE	2784	2594	11	56	32	91	*	157

P89 THROUGH P105. HOUSEHOLDS AND MEAN HOUSEHOLD
INCOME IN 1989 BY INCOME SOURCE

	HOUSEHOLDS	MEAN INCOME
WITH WAGE OR SALARY	3126	\$24,954
NO WAGE OR SALARY	1689	
WITH NONFARM SELF-EMPLOYMENT	569	\$12,851
NO NONFARM SELF-EMPLOYMENT	4246	
WITH FARM SELF-EMPLOYMENT	32	\$207
NO FARM SELF-EMPLOYMENT	4783	
WITH INT, DIV, OR NET RENTAL	1394	\$5,417
NO INT, DIV, OR NET RENTAL	3421	
WITH SOCIAL SECURITY	1424	\$8,037
NO SOCIAL SECURITY	3391	
WITH PUBLIC ASSISTANCE	964	\$6,003
NO PUBLIC ASSISTANCE	3851	
WITH RETIREMENT	765	\$7,702
NO RETIREMENT	4050	
WITH OTHER INCOME	704	\$3,111
NO OTHER INCOME	4111	
WITH EARNINGS	3289	\$25,943
NO EARNINGS	1526	

P68. SEX BY AGE BY WORK DISABILITY STATUS
STATUS BY MOBILITY AND SELF-CARE
LIMITATION STATUS
(UNIVERSE: CIVILIAN NONINSTITUTIONALIZED
PERSONS 16 YEARS & OVER)

	MALE	FEMALE
16 TO 64 YEARS:		
WITH A WORK DISABILITY:		
WITH A MOBILITY OR SELF-CARE LIMITATION	571	417
NO MOBILITY OR SELF-CARE LIMITATION	9	21
NO WORK DISABILITY:		
WITH A MOBILITY OR SELF-CARE LIMITATION	45	127
NO MOBILITY OR SELF-CARE LIMITATION	2737	3080
65 YEARS AND OVER:		
WITH A WORK DISABILITY:		
WITH A MOBILITY OR SELF-CARE LIMITATION	264	294
NO MOBILITY OR SELF-CARE LIMITATION	9	29
NO WORK DISABILITY:		
WITH A MOBILITY OR SELF-CARE LIMITATION	8	15
NO MOBILITY OR SELF-CARE LIMITATION	458	735

P79. CLASS OF WORKER
(UNIVERSE: EMPLOYED PERSONS
16 YEARS & OVER)

WAGE AND SALARY:	
PRIVATE FOR PROFIT	3068
PRIVATE NOT-FOR-PROFIT	221
SELF-EMPLOYED	448
GOVERNMENT:	
LOCAL	399
STATE	126
FEDERAL	170
UNPAID FAMILY	27

P65. PERIOD OF MILITARY SERVICE
(UNIVERSE: CIVILIAN VETERANS
16 YEARS & OVER)

SEPT 1980 OR LATER ONLY	108
MAY 1975 TO AUG 1980 ONLY	42
MAY 1975 TO AUGUST 1980 & SEPTEMBER 1980 OR LATER	0
VIETNAM ERA	394
FEB 1955 TO JUL 1964 ONLY	186
VIETNAM ERA & KOREAN CONFLICT	18
KOREAN CONFLICT	208
KOREAN CONFLICT & WWII	50
WORLD WAR II	486
WORLD WAR I	17
OTHER SERVICE	16
TOTAL	1525

STATE: CALIFORNIA COUNTY: TEHAMA PLACE: RED BLUFF CITY

P78. OCCUPATION
(UNIVERSE: EMPLOYED PERSONS 16 YEARS & OVER)

MANAGERIAL & PROFESSIONAL SPECIALTY OCCUPATIONS:	
EXECUTIVE, ADMINISTRATIVE, & MANAGERIAL	449
PROFESSIONAL SPECIALTY	352
TECHNICAL, SALES, & ADMINISTRATIVE SUPPORT:	
TECHNICIANS & RELATED SUPPORT	117
SALES	508
ADMINISTRATIVE SUPPORT, INCLUDING CLERICAL	634
SERVICE OCCUPATIONS:	
PRIVATE HOUSEHOLD	7
PROTECTIVE SERVICE	63
SERVICE, EXCEPT PROTECTIVE & HOUSEHOLD	679
FARMING, FORESTRY, & FISHING OCCUPATIONS	225
PRECISION PRODUCTION, CRAFT, & REPAIR OCCUPATIONS	523
OPERATORS, FABRICATORS, & LABORERS:	
MACHINE OPERATORS, ASSEMBLERS, & INSPECTORS	460
TRANSPORTATION & MATERIAL MOVING	201
HANDLERS, EQUIPMENT CLEANERS, HELPERS, & LABORERS	241

P77. INDUSTRY
(UNIVERSE: EMPLOYED PERSONS 16 YEARS & OVER)

AGRICULTURE, FORESTRY, AND FISHERIES	168
MINING	0
CONSTRUCTION	275
MANUFACTURING, NONDURABLE GOODS	354
MANUFACTURING, DURABLE GOODS	589
TRANSPORTATION	134
COMMUNICATIONS AND OTHER PUBLIC UTILITIES	99
WHOLESALE TRADE	102
RETAIL TRADE	965
FINANCE, INSURANCE, AND REAL ESTATE	223
BUSINESS AND REPAIR SERVICES	205
PERSONAL SERVICES	190
ENTERTAINMENT AND RECREATION SERVICES	35
PROFESSIONAL AND RELATED SERVICES:	
HEALTH SERVICES	353
EDUCATIONAL SERVICES	305
OTHER PROFESSIONAL AND RELATED SERVICES	238
PUBLIC ADMINISTRATION	224

P73. PRESENCE & AGE OF CHILDREN & EMPLOYMENT STATUS
(UNIVERSE: FEMALES 16 YEARS & OVER)

WITH OWN CHILDREN UNDER 18 YEARS:	
UNDER 6 YEARS ONLY:	
IN LABOR FORCE:	
EMPLOYED OR IN ARMED FORCES	229
UNEMPLOYED	20
NOT IN LABOR FORCE	341
6 TO 17 YEARS ONLY:	
IN LABOR FORCE:	
EMPLOYED OR IN ARMED FORCES	457
UNEMPLOYED	22
NOT IN LABOR FORCE	222
UNDER 6 YEARS & 6 TO 17 YEARS:	
IN LABOR FORCE:	
EMPLOYED OR IN ARMED FORCES	141
UNEMPLOYED	25
NOT IN LABOR FORCE	224
NO OWN CHILDREN UNDER 18 YEARS:	
IN LABOR FORCE:	
EMPLOYED OR IN ARMED FORCES	1165
UNEMPLOYED	85
NOT IN LABOR FORCE	1997

P74. PRESENCE & AGE OF CHILDREN BY EMPLOYMENT STATUS OF PARENTS
(UNIVERSE: OWN CHILDREN UNDER 18 YEARS)

UNDER 6 YEARS:	
LIVING WITH TWO PARENTS:	
BOTH PARENTS IN LABOR FORCE	326
FATHER ONLY IN LABOR FORCE	382
MOTHER ONLY IN LABOR FORCE	22
NEITHER PARENT IN LABOR FORCE	42
LIVING WITH ONE PARENT:	
LIVING WITH FATHER:	
IN LABOR FORCE	65
NOT IN LABOR FORCE	0
LIVING WITH MOTHER:	
IN LABOR FORCE	104
NOT IN LABOR FORCE	353
6 TO 17 YEARS:	
LIVING WITH TWO PARENTS:	
BOTH PARENTS IN LABOR FORCE	808
FATHER ONLY IN LABOR FORCE	374
MOTHER ONLY IN LABOR FORCE	54
NEITHER PARENT IN LABOR FORCE	80
LIVING WITH ONE PARENT:	
LIVING WITH FATHER:	
IN LABOR FORCE	86
NOT IN LABOR FORCE	59
LIVING WITH MOTHER:	
IN LABOR FORCE	255
NOT IN LABOR FORCE	250

H1/2/3. HOUSING UNITS
(UNIVERSE: HOUSING UNITS)

TOTAL	5062
OCCUPIED	4812
OWNER OCCUPIED	2416
RENTER OCCUPIED	2396
VACANT	250
UNWEIGHTED SAMPLE COUNT	593
100-PERCENT COUNT	5062

H5. URBAN AND RURAL
(UNIVERSE: HOUSING UNITS)

URBAN	5062
INSIDE URBANIZED AREA	0
OUTSIDE URBANIZED AREA	5062
RURAL	0
FARM	0
NONFARM	0

H24. SEWAGE DISPOSAL
(UNIVERSE: HOUSING UNITS)

PUBLIC SEWER	4911
SEPTIC TANK OR CESSPOOL	151
OTHER MEANS	0

APPENDIX D REFERENCES

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Yamamoto, Alan, Tehama County Mental Health Department. Bluff, California.

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Shirley, Brian, and Associates, Inc. 1991-1992. City of Los Angeles 1991-1992. San
Francisco, CA: San Francisco Associates, Inc.

APPENDIX E
PERSONS AND AGENCIES CONTACTED

Antone, Gary, City of Red Bluff Engineer. Red Bluff, California.

Gordon, Milt, Century West Development. Woodland, California.

Grey, Jean, Program Director Area Agency on Aging. Chico, California.

Hardy, Greg, Victory House Manager. Red Bluff, California.

Hartshorn, Doug, Tehama County Board of Realtors. Red Bluff, California.

Hayden, Chuck, Community Development Director. Red Bluff, California.

Hobart, Lu, Program Manager, Tehama County Community Action Agency. Red Bluff, California.

Johnson, Keith, Farmers Home Administration. Red Bluff, California.

Jones, Valerie C., Manager of Resource Development, Far Northern Regional Center. Red Bluff, California.

Meyers, Gene, Program Director, Tehama County Welfare Department. Red Bluff, California.

Michel, Imelda, Rural Self Help Coordinator, Community Housing Improvement Program. Chico, California.

Minch, John, Minch Property Management. Red Bluff, California.

Price, Susie, Community Development Coordinator, Community Housing Improvement Program. Chico, California.

Sandoval, Eric, Architect, Mercy Family Housing. Red Bluff, California.

Table 1-2

Development Fee and User Charge Comparison 1991

SERVICES	Red Bluff 1991		Red Bluff 1990		Redding 1990		Chico 1990	
	Develop- ment Fee, Dollars/SFU	User Charges, Dollars /Mo./SFU	Develop- ment Fee, Dollars/SFU	User Charges, Dollars /Mo./SFU	Develop- ment Fee, Dollars/SFU	User Charges, Dollars/ Mo./SFU	Develop- ment Fee, Dollars/SFU	User Charges, Dollars/ Mo./SFU
Water Supply & Distribution	1116.75	10.33	488.00	7.47	1700.00	8.30	0.00	15.95
Wastewater Collection	837.00	1.19	274.00	0.00	1715.00	0.00	2572.00	0.00
Wastewater Recycling	980.10	11.32	0.00	9.58	1075.00	9.58	952.00	4.50
Traffic Circulation	1050.00	2.20	0.00	0.00	800.00	0.00	1350.00	0.00
Flood Protection	246.75	0.00	0.00	0.00	0.00	0.00	2870.00	0.00
Subtotal Public Facilities	4230.60	25.04	762.00	17.05	5290.00	17.88	7744.00	20.45
Fire Protection	329.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Police Protection	283.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parks & Recreation	286.20	0.00	265.00	0.00	275.00	0.00	1189.00	0.00
City Administration	288.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Community Service	1187.50	0.00	265.00	0.00	275.00	0.00	1189.00	0.00
TOTAL FEES AND CHARGES	5418.10	25.04	1027.00	17.05	5565.00	17.88	8933.00	20.45

SOURCE: Brian Murphy Associates.

Supplementary Document C

TIME PERIODS FOR REVIEW OF ENVIRONMENTAL DOCUMENTS

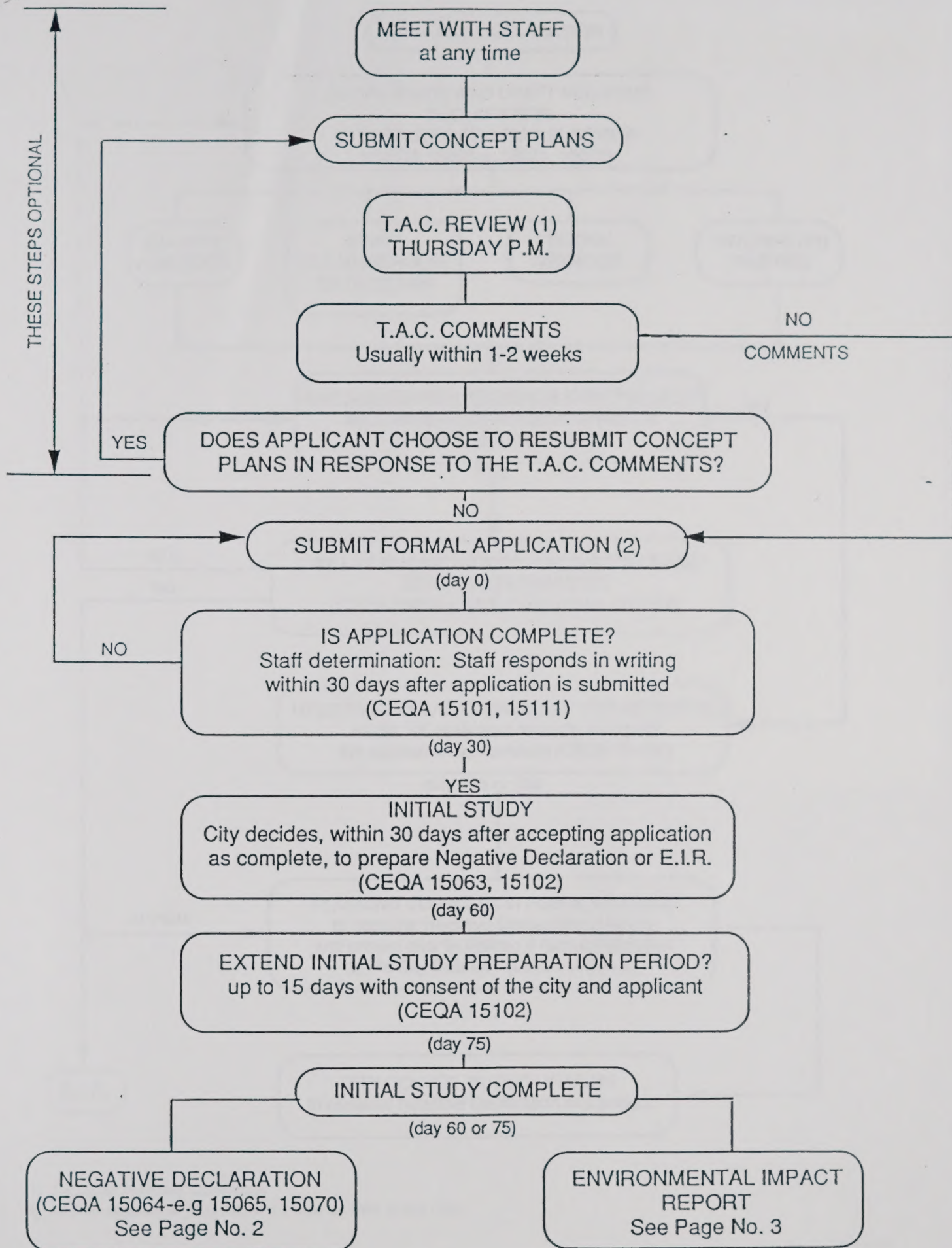
<i>Document or Action</i>	<i>Effect</i>	<i>Time Period</i>	<i>CEQA Guidelines</i>
Review of application for completeness.	If no determination is made within this period, it will be deemed complete.	30 days	15101
Lead Agency acceptance of a project as complete.	Begins maximum one year period to complete environmental review for certain projects.	1 year	15060
Initial Study.	Provides 30 days to determine whether an EIR or Neg Dec will be required.	30 days	15102
Notice of Preparation.	Provides 30 days from receipt of NOP for agencies to review and comment.	30 days	15103
Convening of Scope and Content meetings.	Requires a meeting requested by an agency or by the applicant to be convened within 30 days of the request.	30 days	15104
Public Review.	When an environmental document is submitted to the Clearinghouse, the public review period shall be at least as long as the review set by the Clearinghouse.	EIR: 30-90 days ND: 21 days to a "reasonable time."	15105
Review by State Agencies.	Provides standard 45 days for EIRs and standard 30 days for NDs.	EIR: 45 days ND: 30 days	15106
Completion of negative declaration.	For a private project, the Neg Dec must be completed in 105 days.	105 days	15107
Completion and certification of EIR.	For a private project, an EIR must be completed within one year. May be extended once for up to 90 days.	1 year	15108
Notice of Determination — filing.	Provides that the notice shall be filed within 5 days (local agencies only).	5 days	15094
Notice of Determination.	Filing starts a 180-day statute of limitations to court challenges to the approval of the project.	180 days	15094
Suspension of time limits.	Unreasonable delay of document preparation caused by the applicant allows suspension of time period in Guidelines, Sections 15107 and 15108.	varies	15109
Projects with federal involvement.	Time limits may be waived or superseded by federal time requirements.		15110

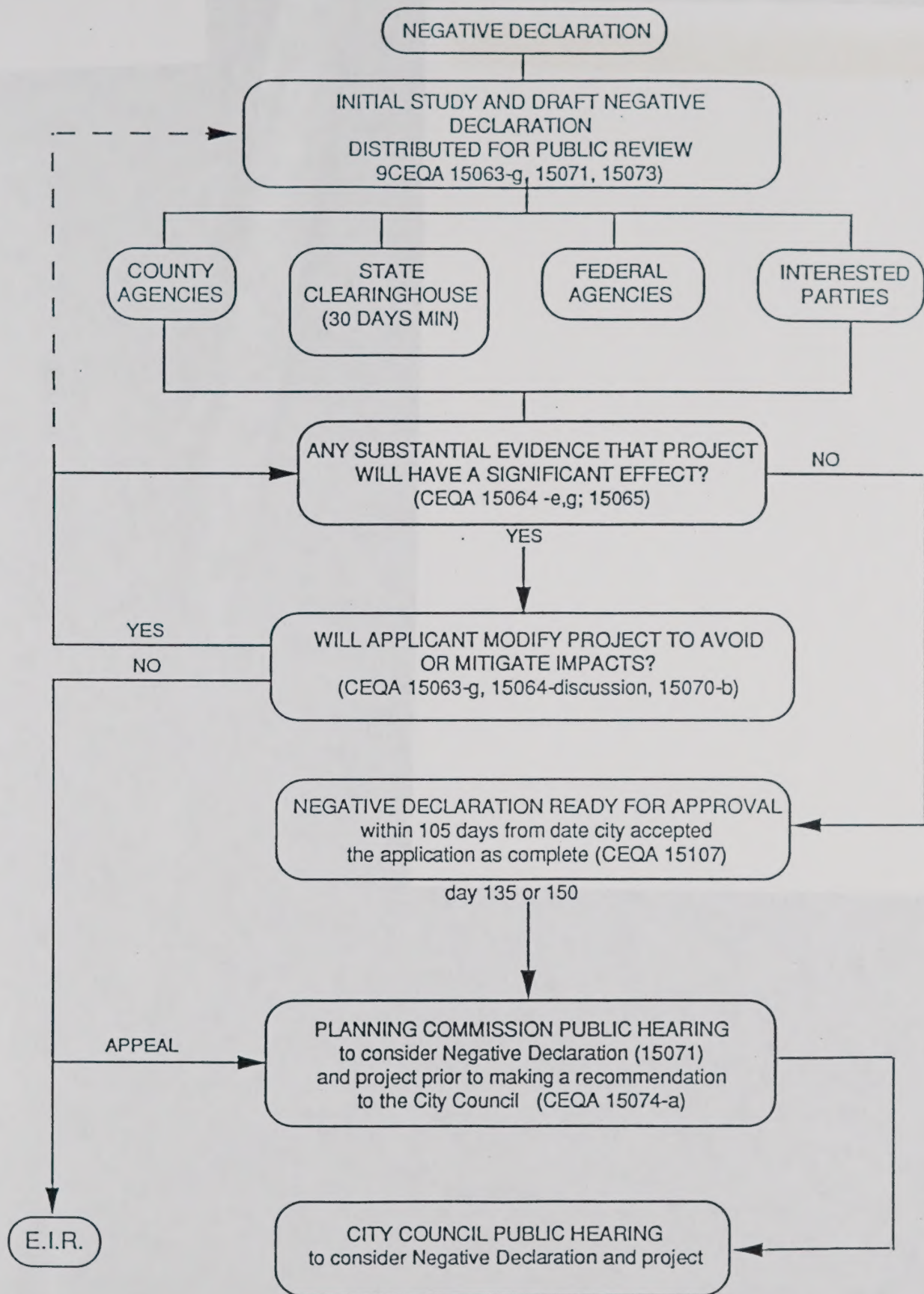
NOTE: Related time periods for project approval are contained in Chapter 4.5 of the Government Code beginning at Section 65920. These generally run concurrently with certain CEQA time periods.

ENVIRONMENTAL DOCUMENTS TIME NEEDED FOR REVIEW Scheduling Diagram C

Activity	Duration (Days)	Start Date	End Date	Notes
1. Initial Review	10	10/1/88	10/11/88	
2. Data Collection	15	10/1/88	10/16/88	
3. Data Analysis	10	10/1/88	10/11/88	
4. Report Writing	20	10/1/88	10/21/88	
5. Review and Approval	10	10/1/88	10/11/88	
6. Final Report	10	10/1/88	10/11/88	
7. Archiving	5	10/1/88	10/6/88	
8. Distribution	10	10/1/88	10/11/88	
9. Follow-up	10	10/1/88	10/11/88	
10. Total	100	10/1/88	10/11/88	

Notes: This diagram is a simplified representation of the actual review process. It does not include all activities and their durations. The total duration of the review process is 100 days.





1. Technical Advisory Committee
2. Written appeals to Staff decisions may be filed at any time.

RETURN TO: IGSL

LOAN PERIOD	1	2	3
Home Use			
	4	5	6

ALL BOOKS MAY BE RECALLED AFTER 7 DAYS.

DUE AS STAMPED BELOW.

U.C. BERKELEY
SENT ON ILL

OCT 19 2006

1 MONTH LOAN

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